

IN THE UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION

In re:)	Chapter 11
)	
RALPH ROBERTS REALTY, LLC, <i>et al.</i> ¹)	Case No. 12-53023
)	(Jointly Administered)
)	
Debtors.)	Judge Thomas J. Tucker
_____)	

NOTICE OF FILING FOURTH PLAN SUPPLEMENT –
PENDING LISTINGS

PLEASE TAKE NOTICE THAT Ralph Roberts Realty, LLC and Ralph R. Roberts (the “Debtors”), by and through Gold, Lange & Majoros, P.C., their undersigned attorneys, hereby submit the attached Exhibit 1 – Fourth Plan Supplement – Pending Listings, which is a list of all of the Debtors’ listings for which a sale is currently pending, but has not yet closed, and with respect to which the Debtors will be entitled to commission income upon closing.

Dated: October 1, 2012

GOLD, LANGE & MAJOROS, P.C.

/s/ Hannah Mufson McCollum
HANNAH MUFSON MCCOLLUM (P67171)
Attorneys for Ralph Roberts Realty, LLC
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Southfield, MI 48075
(248) 350-8220
hmccollum@glmpr.com

¹ This case is jointly administered with the case of Ralph R. Roberts, Case No. 12-53024.

EXHIBIT 1

PENDING LISTINGS

MLS Number	Street #	Street Name	Status	StatusDate	Price	Expire Date	List Agent	Prop Type	Manage Photos	Virtual Tour	Docs
212068408	24517	JOHN R	PEND	9/24/2012 8:27:04 AM	\$34,900	1/3/2013	RALPH ROBERTS	CM	4		View Upload
212001725	505	9 MILE	PEND	9/21/2012 6:28:57 PM	\$224,900	1/5/2013	RALPH ROBERTS	CM	6		Upload
212080071	43809	STONEY	PEND	8/16/2012 9:57:39 AM	\$105,000	2/2/2013	RALPH ROBERTS	CO	10		Upload
212067518	25641	CRIMSON	PEND	8/27/2012 2:35:55 PM	\$850	6/20/2013	BRYAN FLINT	CO	25		View Upload
212091434	23575	BOLAM	PEND	9/27/2012 8:42:17 AM	\$38,900	10/12/2012	RALPH ROBERTS	RS	10		View Upload
212085316	19260	BROADACRES	PEND	9/27/2012 9:44:18 AM	\$59,900	11/30/2012	RALPH ROBERTS	RS	13		View Upload
212081793	29531	QUINKERT	PEND	8/30/2012 1:47:56 PM	\$995	8/7/2013	BRYAN FLINT	RS	25		View Upload
212081754	1228	WYANDOTTE	PEND	8/13/2012 1:01:07 PM	\$750	8/7/2013	BRYAN FLINT	RS	23		View Upload
212081702	25800	PINE VIEW	PEND	8/28/2012 3:43:27 PM	\$1,100	7/8/2013	BRYAN FLINT	RS	25		View Upload
212081663	1540	MADGE	PEND	8/30/2012 1:46:58 PM	\$750	8/7/2013	BRYAN FLINT	RS	21		View Upload
212079525	27724	WAGNER	PEND	8/28/2012 10:08:34 AM	\$69,900	10/26/2012	RALPH ROBERTS	RS	6		View Upload
212079069	3484	EAGLE	PEND	8/1/2012 8:15:27 AM	\$140,000	2/28/2013	RALPH ROBERTS	RS	7		Upload
212079013	27685	CEDAR GLEN	PEND	8/31/2012 7:28:28 AM	\$149,900	10/5/2012	RALPH ROBERTS	RS	3		View Upload
212074171	7201	ALPINE VIEW	PEND	8/22/2012 6:24:45 PM	\$190,000	9/17/2012	RALPH ROBERTS	RS	22		View Upload
212073094	15837	GARDENIA	PEND	9/18/2012 8:08:01 PM	\$324,900	12/3/2012	RALPH ROBERTS	RS	17		View Upload
212072321	35636	SHOOK	PEND	8/29/2012 5:30:06 PM	\$79,900	12/1/2012	RALPH ROBERTS	RS	15		View Upload
212064807	11009	23 MILE	PEND	7/23/2012 4:24:06 PM	\$850	6/23/2013	BRYAN FLINT	RS	25		View Upload
212060121	21409	SCOTIA	PEND	6/28/2012 10:04:15 PM	\$950	6/12/2013	BRYAN FLINT	RS	25		View Upload
212052483	4310	LEROY	PEND	7/2/2012 2:49:27 PM	\$1,095	5/22/2013	BRYAN FLINT	RS	24		View Upload
212044074	10754	GULLEY	PEND	8/3/2012 8:07:10 AM	\$59,900	11/9/2012	RALPH ROBERTS	RS	1		View Upload
212041986	9119	GARFIELD	PEND	7/30/2012 4:42:33 PM	\$110,000	4/26/2013	RALPH ROBERTS	RS	20		View Upload
212037880	49129	PENINSULAR	PEND	6/11/2012 5:40:57 PM	\$254,900	4/16/2013	RALPH ROBERTS	RS	25		View Upload
212036765	8650	PAIGE	PEND	9/26/2012 1:38:27 PM	\$24,900	10/4/2012	LANETTE LOUWERS	RS	10		View Upload
212035188	368	HARVEY	PEND	5/10/2012 4:26:10 PM	\$114,900	4/9/2013	RALPH ROBERTS	RS	10		View Upload

212032250 4548	SEDONA	PEND	4/23/2012 9:14:29 AM	\$230,000	9/27/2012	RALPH ROBERTS	RS	3 (L. 0)	View Upload
212029096 2095	YORKSHIRE	PEND	3/23/2012 2:13:57 AM	\$150,000	9/22/2012	RALPH ROBERTS	RS	3 (L. 0)	View Upload
212027523 4251	JOLIET	PEND	6/1/2012 4:20:11 PM	\$750	3/18/2013	BRYAN FLINT	RS	23 (L. 0)	View Upload
212024977 3232	INDIAN LAKE	PEND	5/17/2012 11:49:38 AM	\$220,000	9/11/2012	RALPH ROBERTS	RS	25 (L. 0)	View Upload
212023844 623	PARK	PEND	4/23/2012 4:03:52 PM	\$1,400,000	9/7/2012	RALPH ROBERTS	RS	22 (L. 0)	View Upload
212022508 25688	FERN	PEND	9/20/2012 9:16:21 AM	\$18,900	9/30/2012	RALPH ROBERTS	RS	8 (L. 0)	View Upload
212017209 32239	GROAT	PEND	3/2/2012 11:18:38 AM	\$144,900	2/17/2013	RALPH ROBERTS	RS	20 (L. 0)	View Upload
212011888 47806	PAVILLON	PEND	6/11/2012 5:39:53 PM	\$279,900	3/2/2013	RALPH ROBERTS	RS	25 (L. 0)	View Upload

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Listing Information

#212068408Ad:24517 JOHN R RD	COM	PEND	ERTS/FS	\$ 34,900 S
C: HAZEL PARK 48030-1141	Map: AE 29	Loc: S 10 MILE W JOHN R	Area: 02257	
Dir: ON THE WEST SIDE OF JOHN R BET 9 AND 10 MILE			Protect: 180	
Lot Size: 60X100	Acr: 0.14	Front Ft: 60	# Units: 1	
Prop ID: 2526235040	Sch: HAZEL PARK	Addl Doc: N	% Leased: 0	
Legal: T1N, R11E, SEC 26 BUEHLER FARMS SUB LOTS 33, 34, & 35		POS: IMMED		
Tax: Sum: \$1,984	Win: \$30	Current Use: VACANT/WAS AN INSURANCE OFFICE	#Effic:	
Year Bult: 1951	Oth/Spc:	APOD:	Inv. Incl.:	#1 BR:
Water Nm:	Conf Zn: Y	Rnt Crt: N	Rstrct: N	#2 BR:
Tot Bld SqFt: 1500	Main Bld SqFt: 1500	Office SqFt: 1000	Encrch: N	#3 BR:
Mo Sales: 0	Gross Inc: 0	Oper Exp: 0	Net Inc: 0	Inv List: N
Soil Type:	Sq Src: PRD			
Comp Arr:	Sub Agency: Y 3%	Buyer Agency: Y 3%	Transaction Coord.: Y 3%	Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 7/3/2012	Short Sale: N	
RALPH ROBERTS	Agt: 248-895-3897	Acc: APPT/LCKBX		
Co-List: CHRIS KAYNE	Co-List Ph: 248-895-3897	Cnt: CHRIS KAYN	Ph: 248-895-3897	

Agent Only Remarks

CALL 1-800-SHOWING TO SCHEDULE A SHOWING. WAS PREVIOUSLY USED AS AN INSURANCE OFFICE. HAS AMPLE PARKING AND A SPERATE DOOR FOR THE BACK OF THE BUILDING. EASY SHOW. MIN 10% EMD FOR ALL CASH OFFERS, 5% FOR MORTGAGE. EMD TO BE IN CERT FUNDS AND HELD BY LISTING OFFICE. MUST USE ATTACHED DOCS TO SUBMIT ALL OFFERS. MUST USE LENDER KNOWN TO LISTING OFFICE.

LC: N
DWP:
PAY:
INT:
TRM:

Features

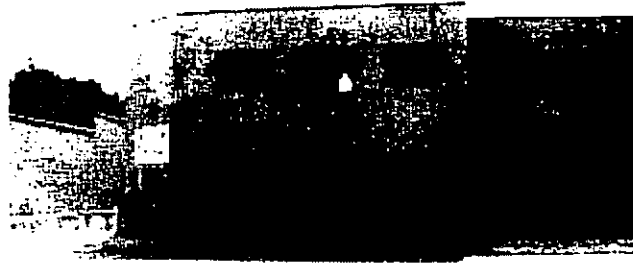
Exterior: BLOCK/CONCR	Architecture: 1-ST	WaterFront Desc: No
Terms: CONV, CASH	Office Heat: FORCED AIR	Fuel Type: GAS
Zoning: COMMERCIAL	Water Heater: GAS	Water Sewer: MUN WAT, SEW-SANIT
Offerings: R EST ONLY		

Pending Information

Pend Date: 9/20/2012	DOM: 83 N	
Sell Off. ID:	Sell Off:	Sell Agt:

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586-751-0000 RALPH ROBERTS REALTY LLC
Languages: English
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#212001725Ad:505 W 9 MILE RD		Listing Information		ERTS/FS	\$ 224,900 S
C: HAZEL PARK 48030-1714		COM	PEND		
Dir: S SIDE OF W 9 MILE, E OF I-75		Map: AE 30 Loc:S 9 MILE E I-75			Area: 02257
Lot Size: 180 X 105		Acr: 0	Front	Addl Doc: N	Protect: 180
			Ft: 180		# Units: 2
Prop ID: 2535202005		Sch: HAZEL PARK		POS: AT CLOSE	% Leased: 0
Legal: T1N, R11E, SEC 35 THOMAS BROS. OAKLAND HEIGHTS SUB LOTS 11 TO 16 INCL		Current Use: PACKAGING / OTHER			# Effic:
Tax: Sum: \$11,761	Win: \$213	APOD:		Inv. Incl.:	#1 BR:
Year Built: 1951	Oth/Spc:	Rstrct: N		Enchrch: N	#2 BR:
Water Nm:		Conf Zn: Y Rnt Crt: Y			#3 BR:
Tot Bld SqFt: 22000		Main Bld SqFt: 17124		Office SqFt: 4948	Inv List: N
Mo Sales: 0	Gross Inc: 0	Oper Exp: 0		Net Inc: 0	
Soil Type:		Sq Src: PRD			
Comp Arr:		Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED			Short Sale: Y
336321 RALPH ROBERTS REALTY LLC		586-751-0000		LD: 1/5/2012	
RALPH ROBERTS		Agt: 586-751-0000		Acc: APPT	
Co-List: DEBORAH LEE BJORKLY		Co-List Ph: 586-751-0000		Cnt: DEBORAH	Ph: 248.765.2139

Agent Only Remarks

approx 22000 sq ft industrial use building on W 9 mile includes garage and parking lot. Office space and other use space. Contact co-lister deborah for additional info and appt schedule.

LC: N
DWP:
PAY:
INT:
TRM:

Features

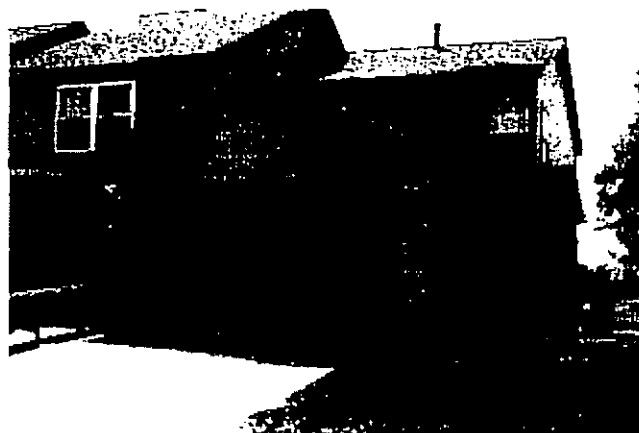
Exterior: BLOCK/CONCR	Architecture: 2-ST	WaterFront Desc: No
Terms: CONV, CASH	Office Heat: OTHER	Fuel Type: GAS
Zoning: LIGHT IND	Water Heater: GAS	Water Sewer: MUN WAT, SEW-SANIT
Offerings: R EST ONLY		

Pending Information

Pend Date: 9/21/2012	DOM: 382 Y	
Sell Off. ID:	Sell Off:	Sell Agt:

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Listing Information

#212080071	Ad: 43809 STONEY LN	CND PEND	ERTS/FS	\$ 105,000 S
Unit #:	Bldg #: Map: F 12	Loc: S HALL RD W HAYES	Area: 03101	
C: STERLING HEIGHTS	48313-2261	Incl.--Water: Y Gas: N	Protect: 180	
Dir: W ON SHORELINE OFF OF HAYES TO 1 ON COACHMAKER TO STONEY LN			Lavs: 1	
Prop ID: 1001408030	Sch: UTICA		LR: 19x11 E	
Legal: CARRIAGE PARK AT LAKESIDE CONDOMINIUM, MCCP NO 278, UNIT 30			BR: 2	
Tax: Sum: \$1,589 Win: \$153 Assoc.	Assoc. Ph:		Bath: 2	
Fee: \$169 MONTHLY			MBR: 14x12 U	
Year Built: 1989	Oth/Spc:	Homestead: Y	BR2: 12x11 U	
Water Nm:	Adl Doc: N	Pos: IMMED	BR3:	
Sq Ft: 1245	TBS:	Src: PRD	BR4:	LB:
Soil Type:	FBS:	Working Capital: \$ -	BFT:	DR:
Comp Arr:	Sub Agency: Y 3% Buyer Agency: Y 3%	Transaction Coord.: N	KT: 15x09 E	
336321 RALPH ROBERTS REALTY LLC	586-751-0000	Ownership: PRIVATE - OWNED		
RALPH ROBERTS	Agt: 248-895-3897	LD: 8/2/2012	Short Sale: N	
Co-List: CHRIS KAYNE	Co-List Ph: 248-895-3897	Acc: APPT/LCKBX	Gar: Y Ba: Y FP: N	
		Cnt: CHRIS KAYN	Ph: 248-895-3897	

Agent Only Remarks

CALL 1-800-SHOWING TO VIEW THIS PROPERTY. ENJOY THE DECK ON THE BACK THAT OVERLOOKS THE LAKE. ONE OF THE BEST LOCATIONS IN THE COMPLEX. 2 BIG BEDRMS 2.1 BATHS. NEWER ROOF AND SIDING. MAKE THIS CONDO YOUR HOME. ASSOC DUES COVER WATER AND GARBAGE.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK, VINYL
Terms: CONV, FHA, CASH
Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH
Road Frontage: PAVED

Architecture: 2-ST
Heating: FRCD AIR
Garage: 2 CAR, ATT
Water Sewer: MUN WAT, SEW-SANIT

WaterFront Desc: No
Fuel Type: GAS
Foundation: BASEMENT

Pending Information

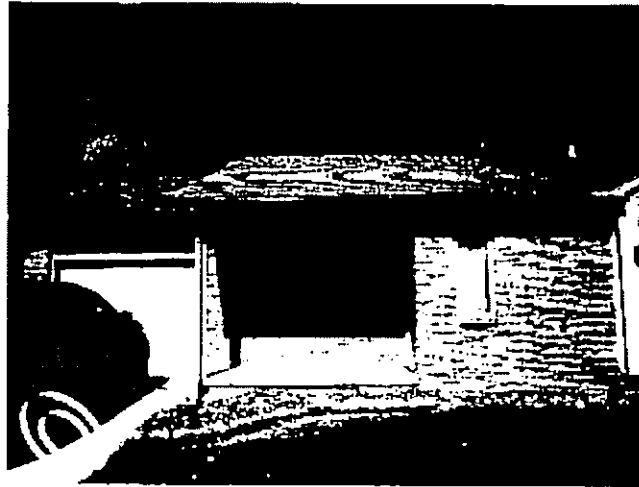
Pend Date: 8/16/2012
Sell Off. ID:

DOM: 14 N
Sell Off:

Sell Agt:

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Listing Information

#212067518 Ad: 25641 CRIMSON CT	CND PEND	ERTS/FS	\$ 850 L
Unit #: Bldg #: Map: E 3	Loc: S FRAHZO W SCHOENHERR	BR: 2	Area: 03131
C: WARREN 48089-4596	Incl.--Water: N Gas: N	Bath: 1	Protect: 0
Dir: I-696 TO SCHOENHERR EXIT SOUTH TO FRAHZO WEST TO CRIMSON CT.		MBR: 13x10 E	Lavs: 1
Prop ID: 1323433014 Sch: VAN DYKE		BR2: 11x11 E	LR: 15x16 E
Legal: SUMMIT PLACE M.C.C.P. NO. 429 UNIT 14 BLDG. 7 L.5862 P.914-958		BR3:	GR:
Tax: Sum: \$1,282 Win: \$97 Assoc. Fee: \$0	Assoc. Ph:	BR4:	FR:
Year Built: 1995	Homestead: N	BFT:	LB:
Water Nm:	Pos: 0	KT: 12x12 E	DR:
Sq Ft: 1022	Src: PUB REC		
Soil Type:	Working Capital: \$ -		
Comp Arr:	Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED		
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 6/30/2012	Short Sale: N
BRYAN FLINT	Agt: 586-222-8182	Acc: APPT/LCKBX	Gar: Y Ba: Y FP: N
Co-List:	Co-List Ph:	Cnt: SHOWINGTIM	Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for the security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No landlord disputes or evictions please. Income is more important. Call Showingtime for all showings #800-746-9464, MUST Call Listing Agent or download for specific application and Steps. Listing Agent to Prepare Lease. Pets Negotiable with Pet Fee of \$250.00.

Features

Exterior: BRICK, VINYL	Architecture: 1-ST	WaterFront Desc: No
Terms: LEASE	Heating: FRCD AIR	Fuel Type: GAS
Cooling: CENTRAL	Water Heater: GAS	Interior Feat: CABLE AVL, PETS ALLOWED
Bath Desc: 1ST F BTH, 1ST F LAV	Other Rooms: LIVING RM	Appliances: STV, REF, DISHW, WASH, DRY, DISPSL
Garage: 1 CAR, ATT, OPENER	Foundation: BASEMENT	Basement Type: UNFINISHED
Exterior Feat: DECK, PRIV ENTRY	Road Frontage: PAVED	Water Sewer: SEW-SANIT

Pending Information

Pend Date: 8/27/2012	DOM: 58 N	
Sell Off. ID:	Sell Off:	Sell Agt:

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Listing Information

#212091434Ad: 23575 BOLAM AVE	RES PEND	ERTS/FS	\$ 38,900 S
C: WARREN 48089-2232	Map: F 2	Loc: N 9 MILE W HAYES	Area: 03131
Dir: N OFF OF 9 MILE ONTO BOLAM			Protect: 180
Lot Size: 80X155	Acr: 0.28	Front Ft: 80	BR: 3 Bath: 2
Prop ID: 1325403032	Sch: EAST DETROIT		MBR: 14x13 E
Legal: BOLAM SUBDIVISION LOT 58 L.5 P.52			BR2: 12x12 E
Tax: Sum: \$2,330 Win: \$149	Assoc. Fee: \$	Homestead: Y	BR3: 12x10 E
Year Built: 1993 Oth/Spc: YES			BR4:
Water Nm:	Adl Doc: N	Pos: IMMED	BR5:
Sq Ft: 1500 TBS: 0	FBS:	Src: ESTIMATE	BFT:
Soil Type:	% Wooded: 0	% Tillable: 0	% Tiled: 0
Comp Arr:	Sub Agency: Y 3%	Buyer Agency: Y 3%	Transaction Coord.: N
336321 RALPH ROBERTS REALTY LLC	586-751-0000	Ownership: PRIVATE - OWNED	LD: 9/4/2012
RALPH ROBERTS	Agt: 248-895-3897	Acc: APPT/LCKBX	Short Sale: N
Co-List: CHRIS KAYNE	Co-List Ph: 248-895-3897	Cnt: CHRIS KAYN	Gar: Y Ba: Y FP: N
			Ph: 248-895-3897

Agent Only Remarks

CASH ONLY. MUST CLOSE BY 10/10/12. CALL 1-800-SHOWING TO SCHEDULE A SHOWING. DIMENSIONS TO FOLLOW. GREAT FAMILY HOME. 3 bedroom 2 bath ranch with Family room. House was built in 1993. Huge 2 1/2 car garage plus to out buildings. Needs carpet and paint. 1000 sq ft of PAY: basement space. MIN 10% EMD FOR ALL CASH OFFERS. EMD TO BE IN CERTIFIED FUNDS AND HELD INT: BY LISTING OFFICE. MUST USE ATTACHED P/A FOR ALL OFFERS. CALL L/A FOR ADDENDUM.

Features

Exterior: BRICK, VINYL	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CASH	Heating: FRCD AIR
Fuel Type: GAS	Bath Desc: 1ST F BTH, MBR BTH	Garage: 2 CAR, DET
Foundation: BASEMENT	Road Frontage: PAVED	Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 9/24/2012	DOM: 160 Y
Sell Off. ID:	Sell Off:
	Sell Agt:

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Listing Information

#212085316Ad: 19260 BROADACRES ST
T: CLINTON TWP 48035-3915

RES PEND

Map: J 7

Loc: S 15 MILE RD W
BEACONSFIEL

ERTS/FS

\$ 59,900 S
Area: 03111

Dir: W OFF OF BEACONSFIELD ONTO BROADACRES

Lot Size: 51X111

Acr: 0.14

Front Ft: 51

BR: 3 Bath: 1

Protect: 180

Prop ID: 1133377007

Sch: CLINTONDALE

MBR: 12x9 E

Lavs: 1

Legal: 50-11-33-377-007 D 30 CHERYL GARDENS SUBN LOT 30.

BR2: 11x9 E

LR: 14x12 E

Tax: Sum: \$1,186 Win: \$688

Assoc. Fee: \$

Homestead: Y

BR3: 10x9 E

GR:

Year Built: 1964 Oth/Spc: YES

BR4:

FR: 17x11 E

Water Nm:

Adl Doc: N

Pos: IMMED

BR5:

LB:

Sq Ft: 1200

TBS:

FBS:

Src: OLD LISTIN

BFT:

DR:

Soll Type:

% Wooded: 0

% Tillable: 0

% Tiled: 0

KT: 17x9 E

Comp Arr:

Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: N

Ownership: PRIVATE - OWNED

336321 RALPH ROBERTS REALTY LLC

586-751-0000

LD: 8/15/2012

Short Sale: N

RALPH ROBERTS

Agt: 248-895-3897

Acc: APPT/LCKBX

Gar: Y Ba: Y FP: N

Co-List: CHRIS KAYNE

Co-List Ph: 248-895-3897

Cnt: CHRIS KAYN

Ph: 248-895-3897

Agent Only Remarks

CALL 1-800-SHOWING TO VIEW THIS HOME. WELL CARED FOR ALL BRICK RANCH HOME. NEWER ROOF AND WINDOWS, 2.5 CAR GARAGE. LARGE FAMILY ROOM AND AN OPEN FLOOR PLAN. MIN 10% EMD FOR ALL CASH OFFERS. 5% FOR ALL OTHER OFFERS. EMD TO BE IN CERT FUNDS AND HELD BY LISTING OFFICE. MUST USE ATTACHED P/A AND DOCS TO SUBMIT ALL OFFERS. BUYERS LENDER MUST BE KNOWN TO THE LISTING AGENT. CALL FOR ADDENDUM.

LC: N

DWP:

PAY:

INT:

TRM:

Features

Exterior: BRICK

Architecture: 1-ST

Style: RANCH

WaterFront Desc: No

Terms: CONV, FHA, CASH

Heating: FRCD AIR

Fuel Type: GAS

Bath Desc: 1ST F BTH

Garage: 2 CAR

Foundation: BASEMENT

Road Frontage: PAVED

Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 9/24/2012

DOM: 43 N

Sell Off. ID:

Sell Off:

Sell Agt:

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Listing Information

#212081793Ad: 29531 QUINKERT ST	RES PEND	ERTS/FS	\$ 995 L
C: ROSEVILLE 48066-2157	Map: H 5	Loc: S 12 MILE RD W GRATIOT AVE	Area: 03171
Dir: 12 MILE TO PARK NORTH TO EASTLAND WEST TO QUINKERT NORTH			Protect: 0
Lot Size: 40X140	Acc: 0.13	Front Ft:	BR: 3 Bath: 1
Prop ID: 1408426059	Sch: ROSEVILLE		Lavs: 1
Legal: JOHN J QUINKERT SUB LOT 35			MBR: 25x13 E
Tax: Sum: \$975	Win: \$516		LR: 11x16 E
Year Built: 1950	Oth/Sp:		BR2: 11x08 E
Water Nm:	Adl Doc: N	Homestead: N	BR3: 11x11 E
Sq Ft: 1092	TBS:	Pos: 0	BR4:
Soil Type:	FBS:	Src: PRD	BR5:
	% Wooded: 0	% Tillable: 0	BFT:
		% Tiled: 0	KT: 13x09 E
Comp Arr:	Sub Agency: Y .50%	Buyer Agency: Y .50%	Transaction Coord.: Y .50%
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 8/7/2012	Ownership: PRIVATE - OWNED
BRYAN FLINT	Ag: 586-222-8182	Acc: APPT/LCKBX	Short Sale: N
Co-List:	Co-List Ph:	Cnt: SHOWINTIME	Gar: Y Ba: Y FP: N
			Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for the security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No landlord disputes or evictions please. Income is more important. Call Showingtime for all showings #800-746-9464. MUST Call Listing Agent or download for specific application and Steps. Listing Agent to Prepare Lease. Pets Negotiable with Pet Fee of \$250.00.

Features

Exterior: ALUMINUM	Architecture: 1-1/2-ST	Style: BUNGALOW
WaterFront Desc: No	Terms: LEASE	Heating: FRCD AIR
Fuel Type: GAS	Water Heater: GAS	Interior Feat: CABLE AVL
Bath Desc: 1ST F BTH	Other Rooms: LIVING RM	Appliances: STV, REF, DISPSL
Garage: 2 CAR, DET, OPENER	Foundation: BASEMENT	Basement Type: UNFINISHED
Exterior Feat: PORCH, FENCED	Road Frontage: PAVED	Water Sewer: MUN WAT , SEW-SANIT

Pending Information

Pend Date: 8/30/2012	DOM: 23 N	
Sell Off. ID:	Sell Off:	Sell Agt:

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586-751-0000 RALPH ROBERTS REALTY LLC
Languages: English
Server RCQB



Listing Information

#212081754Ad: 1228 WYANDOTTE AVE
 C: ROYAL OAK 48067-4519
 Dir: I-696 HWY TO BERMUDA EXIT TO R ON BERMUDA TO DONDERO TO WYANDOTTE
 Lot Size: 40X134
 Prop ID: 2522452024
 Legal: T1N, R11E, SEC 22 HOMESTEAD FARMS SUB N 40 FT OF LOT 26, ALSO 1/2 OF
 VAC ALLEY ADJ TO SAME
 Tax: Sum: \$1,669 Win: \$55
 Year Built: 1941 Oth/Spc:
 Water Nm:
 Sq Ft: 675 TBS:
 Soil Type:
 Comp Arr:
 336321 RALPH ROBERTS REALTY LLC
 BRYAN FLINT
 Co-List:

RES PEND
 Map: AD 28 Loc: S I-696 HWY E CAMPBELL
 Front Ft:
 Sch: ROYAL OAK
 Assoc. Fee: \$
 Adl Doc: N
 FBS:
 % Wooded: 0
 Homestead: N
 Pos: 0
 Src: PRD
 % Tillable: 0
 Ownership: PRIVATE - OWNED
 LD: 8/7/2012
 Acc: APPT/LCKBX
 Cnt: SHOWTIME

ERTS/FS
 \$ 750 L
 Area: 02251
 Protect: 0
 Lavs: 0
 LR: 14x11 E
 GR:
 BR: 2 Bath: 1
 MBR: 11x10 E
 BR2: 11x08 E
 BR3:
 BR4:
 BR5:
 BFT:
 % Tiled: 0
 FR:
 LB:
 DR:
 KT: 11x11 E
 Short Sale: N
 Gar: Y Ba: Y FP: N
 Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for the LC: N
 security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No DWP:
 landlord disputes or evictions please. Income is more important. Call Showingtime for all showings PAY:
 #800-746-9464. MUST Call Listing Agent or download for specific application and Steps. Listing Agent INT:
 to Prepare Lease. Pets Negotiable with Pet Fee of \$250.00. TRM:

Features

Exterior: ALUMINUM
 WaterFront Desc: No
 Fuel Type: GAS
 Interior Feat: CABLE AVL, PETS ALLOWED
 Appliances: STV, REF, DISPSL
 Basement Type: UNFINISHED

Architecture: 1-ST
 Terms: LEASE
 Cooling: CENTRAL
 Bath Desc: 1ST F BTH
 Garage: 1 CAR, DET, OPENER
 Road Frontage: PAVED

Style: RANCH
 Heating: FRCD AIR
 Water Heater: GAS
 Other Rooms: LIVING RM
 Foundation: BASEMENT
 Water Sewer: WAT @STR, SEW-SANIT, SEW @ STR

Pending Information

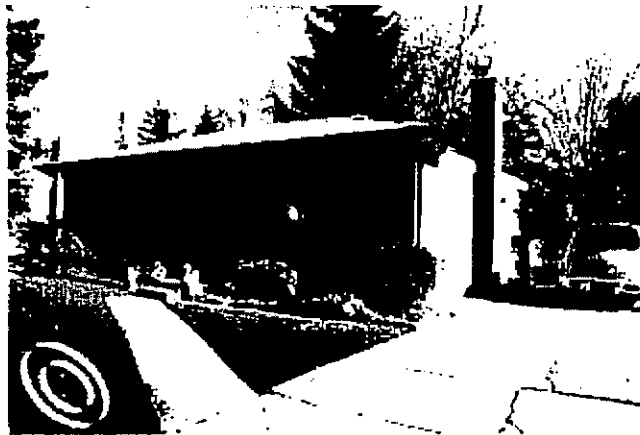
Pend Date: 8/13/2012
 Sell Off. ID:

DOM: 6 N
 Sell Off:

Sell Agt:

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 Languages: English
 Server RCD10



Listing Information

#212081702Ad: 25800 PINE VIEW AVE
 C: WARREN 48091-3893
 Dir: I-696 HWY TO MOUND EXIT SOUTH TO 10 MILE RD WEST TO PINEVIEW
 Lot Size: 70X178 Acr: 0.29 Front Ft: BR: 3 Bath: 1
 Prop ID: 1320426004 Sch: CENTER LINE MBR: 13x10 E
 Legal: SUPERVISOR'S PLAT OF QUALMAN'S EVERGREEN GARDENS SUB. N 70.0 FT BR2: 10x09 E GR:
 LOT 20 L.24 P.2
 Tax: Sum: \$1,878 Win: \$119 Assoc. Fee: \$ Homestead: N BR3: 09x09 E FR:
 Year Built: 1967 Oth/Spc: BR4: LB:
 Water Nm: Adl Doc: N Pos: 0 BR5: DR:
 Sq Ft: 894 TBS: FBS: Src: PRD BFT: KT: 18x10 E
 Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0
 Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 8/7/2012 Short Sale: N
 BRYAN FLINT Agt: 586-751-0000 Acc: APPT/LCKBX Gar: Y Ba: Y FP: N
 Co-List: Co-List Ph: Cnt: SHOWINTIME Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for LC: N
 the security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. DWP:
 No landlord disputes or evictions please. Income is more important. Call Showingtime for all PAY:
 showings #800-746-9464. MUST Call Listing Agent or download for specific application and Steps. INT:
 Listing Agent to Prepare Lease. No Pets On This Property Please! TRM:

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: LEASE	Heating: FRCO AIR
Fuel Type: GAS	Cooling: CENTRAL	Water Heater: GAS
Interior Feat: CABLE AVL, PETS ALLOWED	Bath Desc: 1ST F BTH, BSM LAV	Other Rooms: LIVING RM
Appliances: STV, REF, DISHW, WASH, DRY, DISPSL	Garage: 2 CAR, DET	Foundation: BASEMENT
Basement Type: PART FIN	Exterior Feat: PATIO, FENCED	Road Frontage: PAVED
Water Sewer: MUN WAT, WAT @STR, SEW-SANIT		

Pending Information

Pend Date: 8/28/2012 DOM: 21 N
 Sell Off. ID: Sell Off: Sell Agt:

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 Languages: English
 Server RCO7



Listing Information

#212081663Ad: 1540 E MADGE AVE
 C: HAZEL PARK 48030-2169
 Dir: S/ 9 MILE RD AND WEST OF DEQUINDRE RD
 Lot Size: 80 X 108 Acr: 0 Front Ft: 80
 Prop ID: 2536427002 Sch: HAZEL PARK
 Legal: T1N, R11E, SEC 36 FORD-OAK SUB LOT 56
 Tax: Sum: \$1,920 Win: \$23 Assoc. Fee: \$ Homestead: N
 Year Built: 1942 Oth/Spc: YES
 Water Nm: Adl Doc: N Pos: 0
 Sq Ft: 922 TBS: FBS: Src: PUB REC
 Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0
 Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 8/7/2012 Short Sale: N
 BRYAN FLINT Agt: 586-222-8182 Acc: APPT/LCKBX Gar: Y Ba: N FP: N
 Co-List: Co-List Ph: Cnt: SHOWINTIME Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for the security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No landlord disputes or evictions please. Income is more important. Call Showingtime for all showings #800-746-9464. MUST Call Listing Agent or download for specific application and Steps. Listing Agent to Prepare Lease. Pets Negotiable with Pet Fee of \$250.00.

Features

Exterior: VINYL	Architecture: 2-ST	Style: BUNGALOW
WaterFront Desc: No	Terms: LEASE	Heating: FRCD AIR
Fuel Type: GAS	Cooling: 2+CEIL FAN	Water Heater: GAS
Interior Feat: CABLE AVL	Bath Desc: 2ND F BTH	Other Rooms: DINING RM, FLORIDA RM, LIVING RM
Appliances: DISHW, DISPSL	Garage: 2 CAR, DET	Foundation: CRAWL
Road Frontage: PAVED	Water Sewer: MUN WAT	

Pending Information

Pend Date: 8/30/2012 DOM: 23 N
 Sell Off. ID: Sell Off: Sell Agt:

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Listing Information

#212079525Ad: 27724 WAGNER DR
 C: WARREN 48093-8355
 Dir: S OFF OF MARTIN ONTO WAGNER
 Lot Size: 55X55X131X131 Acr: 0.17 Front Ft: 55 BR: 3 Bath: 1
 Prop ID: 1314326012 Sch: WARREN WOODS MBR: 13x12 U
 Legal: "ROYAL MANOR SUB." LOT 112 L.44 P.9-10 BR2: 12x11 U GR:
 Tax: Sum: \$2,198 Win: \$132 Assoc. Fee: \$ Homestead: Y BR3: 10x10 U FR: 24x13 E
 Year Built: 1961 Oth/Spc: YES BR4: LB:
 Water Nm: Adl Doc: N Pos: IMMED BR5: DR: 18x10 E
 Sq Ft: 1529 TBS: FBS: Src: PRD BFT: KT: 14x11 E
 Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0
 Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: N Ownership: PRIVATE - OWNED
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 8/1/2012 Short Sale: N
 RALPH ROBERTS Agt: 248-895-3897 Acc: APPT/LCKBX Gar: Y Ba: N FP: N
 Co-List: CHRIS KAYNE Co-List Ph: 248-895-3897 Cnt: CHRIS KAYN Ph: 248-895-3897

Agent Only Remarks

CALL 1-800-SHOWING TO VIEW THIS HOME. BRICK TRI-LEVEL IN A VERY QUIET/WELL KEPT
 NEIGHBORHOOD. COMPLETELY UPDATED 15 YEARS AGO. NEWER ROOF AND WINDOWS. LOTS OF
 STORAGE IN THE CRAWL WHICH HAS A CEMENT FLOOR. CLOSE TO SCHOOLS (WALKING DISTANCE)
 and I 696. MUST USE LENDER KNOWN TO LISTING OFFICE. 10% EMD FOR ALL CASH OFFERS 5%
 FOR ALL OTHER OFFERS. EMD TO BE IN CERT FUNDS AND HELD BY LISTING OFFICE. MUST USE
 ATTACHED P/A TO SUBMIT ALL OFFERS.

LC: N
 DWP:
 PAY:
 INT:
 TRM:

Features

Exterior: BRICK Architecture: TRI-LVL Style: OTHER
 WaterFront Desc: No Terms: CONV, FHA, CASH Heating: FRCD AIR
 Fuel Type: GAS Bath Desc: 1ST F LAV, 2ND F BTH Garage: 2 CAR
 Foundation: CRAWL Road Frontage: PAVED Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 8/27/2012 DOM: 100 Y
 Sell Off. ID: Sell Off: Sell Agt:

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Listing Information

#212079069Ad: 3484 EAGLE DR	RES PEND	ERTS/FS	\$ 140,000 S
C: TROY 48083-5635	Map: AF 21	Loc: N WATTLES E JOHN R	Area: 02203
Dir: NORTH ON JOHN R FROM WATTLES TO NIAGRA LEFT ON EAGLE			Protect: 180
Lot Size: 57X162	Acr: 0.21	Front Ft:	Lavs: 0
Prop ID: 2024302005	Sch: TROY	BR: 3 Bath: 2	LR: 14x16 E
Legal: T2N, R11E, SEC 24 BEAVER TRAIL SUB NO 3 LOT 395		MBR: 12x14 E	GR:
Tax: Sum: \$2,699 Win: \$521	Assoc. Fee: \$	BR2: 12x12 E	FR:
Year Built: 1977	Oth/Spc: YES	BR3: 10x10 E	LB:
Water Nm:	Adl Doc: N	BR4:	DR: 12x12 E
Sq Ft: 1554	TBS: 0	BR5:	KT: 10x10 E
Soil Type:	FBS:	BFT:	
	% Wooded: 0	% Tillable: 0	% Tiled: 0
Comp Arr:	Sub Agency: Y 3%	Buyer Agency: Y 3%	Transaction Coord.: Y 3%
Ownership: PRIVATE - OWNED			
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 8/1/2012	Short Sale: Y
RALPH ROBERTS	Agt: 586-751-0000	Acc: APPT	Gar: Y Ba: Y FP: N
Co-List: LANETTE LOUWERS	Co-List Ph: 586-751-0000	Cnt: 1	Ph: 2487652139

Agent Only Remarks

All dimensions are approximate. FP in Living room. Nice neighborhood. Subject to Bankruptcy Court / 3rd party approval House is sold AS IS

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CONV, FHA, VA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Bath Desc: 1ST F BTH, MBR BTH	Garage: 2 CAR
Foundation: BASEMENT	Road Frontage: PAVED	Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 8/1/2012	DOM: 44 Y	
Sell Off. ID:	Sell Off:	Sell Agt:

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PURCHASE AGREEMENT (Form A)



BROKER ADDRESS 315 Main, Charleston 48346 TELEPHONE 248 6250200 FAX 248 3933153

("Broker") and its designated salespeople are agents for the ☐ Seller ☒ Purchaser ☐ Seller and Purchaser (Dual) (Buyer initials) KS (Seller initials) _____ acknowledge that this _____ is or _____ is not an in-house transaction in which the Buyer and Seller are each represented by ☒ different designated salespeople or ☐ same salespeople.

1. AGREEMENT TO SELL. The undersigned Seller and Purchaser agree to sell and purchase the following real property located in the [City, Village, Township] of TROY OAKLAND County, Michigan, described as follows: [legal description and tax ID No.] 2024302005 Zip code: 48083

commonly known as [address] 3444 Eagle Drive, which ☐ is (Form # 525) or ☒ is not on a private road, together with all improvements and appurtenances, including all lighting fixtures, shades, blinds, curtain rods, traverse rods, window treatments, storm windows and doors, screens, awnings, TV antenna, rotor and controls, satellite dish and accessories, water softener (rental units excluded), security system, central vacuum system and attachments, attached mirrors, garage door openers and transmitters, fireplace enclosures, grates, logs and gas attachments, landscaping, attached humidifier, fuel in tanks at the time of possession, all tacked down carpeting, if any, now on the premises, and per MLS

sum of ONE HUNDRED TWENTY SIX THOUSAND (the "Property") and Purchaser agree to pay Seller the Dollars \$ 12-6000.- (the "Purchase Price") subject to the existing building and use restrictions, easements, and zoning ordinances, if any, in accordance with the terms and subject to the conditions set forth in this Purchase Agreement ("Agreement").

2. PAYMENT. This transaction shall be consummated by the subparagraph checked below: (Check box that applies)
- ☐ A. Cash Sale. Seller shall deliver to Purchaser the usual Warranty Deed conveying marketable title upon tender of the Purchase Price. The Purchase Price shall be paid by cashier's check or certified funds. Attach Survey Addendum: (Form # 275)
- ☒ B. Cash Sale With New Mortgage. This Agreement is contingent upon Purchaser's ability to secure a FHA 203K mortgage in the amount of \$ 96,532. Purchaser agrees to pay the required down payment plus all mortgage costs, prepaid items, and adjustments. Seller shall deliver to Purchaser the usual Warranty Deed conveying marketable title upon tender of the Purchase Price. The Purchase Price shall be paid by cashier's check or certified funds. Purchaser agrees to apply for a mortgage, at his own expense, within 3 calendar days from the date of Seller's acceptance of this Agreement. Purchaser agrees to promptly and in good faith comply with the lender's request for necessary information required to process the loan application. Purchaser agrees to obtain a policy of flood insurance if required to do so by the mortgage lender. If a firm commitment for the specified mortgage cannot be obtained within 45 days from the date of Seller's acceptance and Seller fails to extend the time in writing within 5 days of the deadline, this Agreement shall be null and void and the Deposit shall be returned to Purchaser. Written evidence of mortgage denial shall be immediately presented to Seller. Denial of the specified mortgage shall render this Agreement null and void and the Deposit shall be returned to Purchaser.
- ☐ C. Sale Subject to Existing Mortgage, Simple Assumption. Attach Terms of Sale Addendum (Form # 213)
- ☐ D. Sale Subject to Existing Mortgage, Requalification Required. Attach Terms of Sale Addendum (Form # 213)
- ☐ E. Sale by Land Contract. Attach Land Contract Addendum (Form # 255)

3. SELLER'S DISCLOSURES. Purchaser acknowledges that he received from Seller a Seller's Disclosure Statement and, if the Property is residential housing built before 1978, a Lead-Based Paint and Lead-Based Paint Hazards Disclosure prior to signing this Agreement. Purchaser acknowledges that the information provided in the Seller's Disclosure Statement, Lead-Based Paint and Lead-Based Paint Hazards Disclosure and any other property disclosure statement is (a) based upon Seller's knowledge and is not a warranty of any kind by Seller or Listing and Selling Brokers and their salespeople; (b) not a substitute for any inspections or warranties Purchaser may wish to obtain; (c) provided solely by Seller and is not a representation made by Listing and Selling Brokers and their salespeople; and (d) a disclosure only and not intended to be a part of this Agreement. Seller authorizes Broker to distribute copies of the disclosures to any lender, appraiser and municipality, upon Purchaser's request.

4. CONDITION OF PROPERTY. Purchaser acknowledges that he is purchasing a USED structure in an AS IS condition. Purchaser acknowledges that: (a) he has inspected the Property; (b) he has the opportunity to have additional inspections of the Property; and (c) neither Seller nor Listing and Selling Brokers and their salespeople have made any representations or warranties of any kind concerning the Property, upon which the Purchaser has relied, except as set forth in this Agreement. Purchaser acknowledges that (a) the information provided in the multi-list description of the Property is not warranted or guaranteed; and (b) he has not relied on the multi-list description in making this Agreement.

(Initials) Seller KS

(Initials) Purchaser KS



Listing Information

#212079013Ad: 27685 CEDAR GLEN DR	RES PEND	ERTS/FS	\$ 149,900 S
T: CHESTERFIELD TWP 48051-2560	Map: P 15	Loc: S COTTON E GRATIOT	Area: 03091
Dir: GRATIOT TO TELSTAR EAST TO ENTER SUB GO LEFT			Protect: 180
Lot Size: 80X80X214X214	Acr: 0.39	Front Ft: 80	BR: 3 Bath: 2
Prop ID: 0920376034	Sch: LANSE CREUSE		MBR: 14x12 E
Legal: CEDAR GLEN CONDOMINIUMS, M.C.C.P. 457, UNIT 34			BR2: 12x10 E
Tax: Sum: \$1,629 Win: \$719	Assoc. Fee: \$	Homestead: Y	BR3: 11x10 E
Year Built: 1999 Oth/Spc:			BR4:
Water Nm:	Adl Doc: N	Pos: IMMED	BR5:
Sq Ft: 1700 TBS:	FBS:	Src: OLD LISTIN	BFT: 11x11 E
Soil Type:	% Wooded: 0	% Tillable: 0	% Tiled: 0
Comp Arr:	Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: N	Ownership: PRIVATE - OWNED	
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 7/31/2012	Short Sale: N
RALPH ROBERTS	Agt: 248-895-3897	Acc: APPT/LCKBX	Gar: Y Ba: Y FP: N
Co-List: CHRIS KAYNE	Co-List Ph: 248-895-3897	Cnt: CHRIS KAYN	Ph: 248-895-3897

Agent Only Remarks

TO SCHEDULE A SHOWING CALL 1-800-SHOWING. GREATROOM RANCH WITH SKYLIGHTS AND GAS FIREPLACE. VAULTED CEILINGS, CUSTOM KITCHEN CABINETS. MASTER WITH WHIRLPOOL TUB AND SEPARATE SHOWER. NEWER ROOF 3 YRS OLD. MIN. 10% EMD FOR ALL CASH OFFERS, 5% FOR ALL OTHER OFFERS. EMD TO BE IN CERT FUNDS AND HELD BY LISTING OFFICE. MUST USE ATTACHED P/A FOR ALL OFFERS. CALL FOR ADDENDUM BEFORE WRITING OFFER. MUST USE LENDER KNOWN TO LISTING OFFICE.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CONV, FHA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Bath Desc: 1ST F BTH, MBR BTH	Garage: 2 CAR, SIDE ENTRY
Foundation: BASEMENT	Road Frontage: PAVED	Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 8/30/2012	DOM: 42 Y	
Sell Off, ID:	Sell Off:	Sell Agt:

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Languages: English
Server RCO9



Listing Information

#212074171Ad: 7201 ALPINE VIEW CT
 T: WHITE LAKE TWP 48383-2440 Map: J 15 Loc: N M-59 W PORTER ROAD
 Dir: M-59 TO PORTER ROAD, N/O PORTER ROAD TO ALPINE VIEW COURT
 Lot Size: 165X273 Acr: 0 Front Ft: 165 BR: 4 Bath: 3
 Prop ID: 1216376019 Sch: HURON VALLEY MBR: 17x14 E
 Legal: T3N, R8E, SEC 16 & 21 OAKLAND COUNTY CONDOMINIUM PLAN NO 865 ALPINE BR2: 15x12 E
 ESTATES UNIT 4 L 14754 P 720 6-20-94 FR 014
 Tax: Sum: \$4,601 Win: \$1,212 Assoc. Fee: \$81 ANNUALLY Homestead: Y BR3: 13x13 L FR: 23x23 L
 Year Built: 1994 Oth/Spc: YES Adl Doc: N Pos: CLOSING BR4: 13x13 L LB:
 Water Nm: FBS: Src: PRD BR5: DR: 13x12 E
 Sq Ft: 1694 TBS: 1694 % Wooded: 0 % Tillable: 0 % Tiled: 0 KT: 15x13 E
 Soil Type: Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 7/19/2012 Short Sale: Y
 RALPH ROBERTS Agt: 586-549-9346 Acc: APPT/LCKBX Gar: Y Ba: Y FP: Y
 Co-List: TIMOTHY COOK Co-List Ph: 313-550- Cnt: BUNNY MONT Ph: 586-549-9346
 5604

Agent Only Remarks

Gorgeous sprawling ranch with finished walkout. Hdwd. floors throughout upper & lower levels, 1st floor master suite w/walk in closet. Kitchen and great room with fireplace lead to large deck overlooking wooded lot. Dream home potential! All room dimensions are approximate and subject to buyer inspection. All showings scheduled through 1-800-showing

LC: N
 DWP:
 PAY:
 INT:
 TRM:

Features

Exterior: BRICK Architecture: 1-ST Style: RANCH
 Site Desc: WOODED, HILLY-RAVINE WaterFront Desc: No Terms: CONV, FHA, VA, CASH
 Heating: FRCD AIR Fuel Type: GAS Cooling: CENTRAL, CEIL FAN
 Water Heater: GAS Fireplace Type: GRT RM, GAS Interior Feat: CABLE AVL, AIR CLEANR,
 HUMIDF, SMP PUMP, JETTED TUB
 Bath Desc: 1ST F BTH, 1ST F LAV, Other Rooms: DINING RM, 1ST FL LAU, Appliances: DISHW, DISPSL
 MBR BTH, BSM BTH GREAT RM, FAMILY RM
 Garage: 2 CAR, ATT, OPENER Foundation: BASEMENT
 Exterior Feat: DECK Road Frontage: PAVED Basement Type: FINISHED, WALKOUT
 Water Sewer: WELL, SEPTIC

Pending Information

Pend Date: 8/22/2012 DOM: 49 Y
 Sell Off. ID: Sell Off: Sell Agt:

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 Languages: English
 Server RCO7

□ Troy Market Center
 1700 W. Big Beaver, Suite 100
 Troy, MI 48064
 Phone: 248.649.7200
 Fax: 248.649.7208

PURCHASE AGREEMENT

1. THE UNDERSIGNED HEREBY OFFERS AND AGREES TO PURCHASE THE FOLLOWING LAND SITUATED IN THE ☐ CITY, ☒ TOWNSHIP, ☐ VILLAGE
OF WHITE PINE CAK COUNTY, MICHIGAN, LEGALLY DESCRIBED AS FOLLOWS:
TRACT 749, 750 & 751 IN A 1/4 SECTION 36, TOWNSHIP 36 NORTH, RANGE 10 WEST, ALPINE DISTRICT, UNIT 4 & 5, 14754 & 720 6-20-84 PR 016
TOGETHER WITH ALL
IMPROVEMENTS AND APPURTENANCES INCLUDING FIGHTING BIRDS AND FANS, ATTACHED MIRRORS, FIREPLACE SCREENS AND ENCLOSURES, GASOLINE
AND ATTACHMENTS, CENTRAL VACUUM SYSTEM AND ATTACHMENTS, WINDOW TREATMENTS, DRAPERY HARDWARE, CURTAIN AND TRAVEL RODS, AS
BLINDS AND SHADES, ATTACHED CARPETING, BUILT-IN CABINETS, BUILT-IN KITCHEN APPLIANCES AND EQUIPMENT, STORM WINDOWS AND DOORS,
SCREENS, AWNINGS AND SHUTTERS, LANDSCAPING, TV ANTENNA, ROTOR AND CONTROLS, SATELLITE DISH AND ACCESSORIES, GARAGE DOOR OPENER
AND TRANSMITTER, FIVE IN SINKS AT TIME OF POSSESSION, ATTACHED HUMIDIFIERS, WATER SUFFERER (RENTAL UNITS EXCLUDED) IF ANY, NOW IN OR ON
THE PREMISES, AND
AND TO PAY THEREFOR

the premises, and, _____ and to pay therefor the sum of One Hundred eighty thousand 00/00 Dollars, \$ 180,000.00 subject to existing building and use restrictions, easements and zoning ordinances, if any, upon the following terms of sale:

THE SALE TO BE CONSUMMATED BY: (Use paragraph ☐ A, ☒ B, ☐ C, or ☐ D)

THE SALE TO BE CONSUMMATED BY: (Use paragraph A , B , C , or D)
 A , CASH SALE. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money to be made in cash, cashier's check or certified funds.

8. CASH SALE WITH NEW MORTGAGE. Delivery of the usual Warranty Deed conveying marketable title. Payment of purchase money to be made in cash, cashier's check, or certified funds. This Agreement is contingent upon Purchaser being able to secure a conventional mortgage in the amount of 144,000.00 and pay 36,000.00 down plus mortgage costs, pre-paid items, and adjustments in cash. Purchaser agrees to apply for such mortgage within 7 calendar days from acceptance of this offer. Purchaser agrees that in connection with said application to lender, Purchaser will promptly comply with lender's request for all information required to process the loan application. If a firm commitment for such mortgage cannot be obtained within 30 calendar days from date of acceptance, at Seller's or Purchaser's written option, this offer can be declared null and void and Purchaser's deposit returned forthwith.

C. APPLICABLE TO FHA OR VA SALES ONLY: See attached FHA/VA Addendum.

D. SALE ON LAND CONTRACT: See attached Land Contract Sale Addendum.

2. **CLOSING** Upon acceptance of this Agreement by Seller and conveyance of title in the condition required herein, Seller and Purchaser agree to consummate the sale on or before sept 30. Closing of this sale shall take place at the office of listing broker, title company, or lending institution.

3. OCCUPANCY The property is ☐ owner occupied, ☐ tenant occupied, ☒ vacant. Seller shall deliver and Purchaser shall accept possession of said property subject to rights of present tenants, if any. If Seller occupies property it shall be vacated and keys surrendered to Broker 0 calendar days after closing. From the day after closing through the day of vacating the property as agreed, Seller shall pay the sum of \$ per day. Broker shall retain from the amount due Seller at closing, the sum of \$ as security for said occupancy charge. Paying to Purchaser the amount due and returning to Seller the unused portion as determined by the date property is vacated and keys surrendered to Broker, said occupancy charge can be disbursed every 30 days at Purchaser's request. Broker has no obligation, implied or otherwise, for seeing that the premises are vacated on the date specified or for the condition of the premises but is only acting as an escrow agent for holding the occupancy deposit. Seller responsible for the water bill until Seller gives possession and takes a final water meter reading.

4. **EARNEST MONEY DEPOSIT** Broker is hereby authorized to make this offer and the deposit of 9,500.00 Dollars in the form of ☐ cash, ☒ check as earnest money to be held by Keller Williams or returned in accordance with the terms of this Agreement. **BROKERS ACKNOWLEDGEMENT OF DEPOSIT:** Received by Keller Williams ROBERT SCHWARTZ

(Sales Associate)

6. HOME WARRANTY Purchaser ☐ accepts ☒ declines an America's Preferred Supreme Home Protection Plan. Paid by: ☐ Seller ☐ Purchaser ☐ Other

4. **AGENCY** By the signatures below Purchaser and Seller hereby acknowledge that the selling broker/sales associate are acting in the capacity of: ☐ Seller's Agent, ☒ Buyer's Agent, ☐ Dual Agent, ☐ Transaction Coordinator

T.M.

18
Sidera] in 1845
1845

Page 1 of 5

This contract is for use by Business Subscribers. Use by any other party is illegal and voids the contract.



Listing Information

#212073094Ad: 15837 GARDENIA CT	RES PEND	ERTS/FS	\$ 324,900 S
T: MACOMB TWP 48042-2855	Map: G 17	Loc: N 24 MILE E HAYES	Area: 03081
Dir: N OFF OF 24 MILE ONTO CLARION TO 1ST STREET ON LEFT			Protect: 180
Lot Size: 51X205X132X113	Acr: 0.23	Front Ft:	Lavs: 2
Prop ID: 0807451009	Sch: UTICA		LR:
Legal: VILLA ROSA SUB NO 1 LOT 20 LIBER: 92 PAGE: 25-27		BR: 4 Bath: 2	GR: 20x18 E
Tax: Sum: \$2,267 Win: \$995	Assoc. Fee: \$	MBR: 18x16 U	FR:
Year Built: 1991 Oth/Spc:		BR2: 13x12 U	LB: 13x13 E
Water Nm:	Adl Doc: N	BR3: 13x12 U	DR: 15x13 E
Sq Ft: 3412 TBS:	Pos: 30	BR4: 13x11 U	KT: 15x15 E
Soil Type:	FBS:	BR5:	
	% Wooded: 0	BFT: 15x15 E	
Comp Arr:	% Tillable: 0	% Tiled: 0	
Sub Agency: Y 2.5% Buyer Agency: Y 2.5% Transaction Coord.: Y 2.5% Ownership: PRIVATE - OWNED			
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 7/16/2012	Short Sale: N
RALPH ROBERTS	Agt: 248-895-3897	Acc: APPT/LCKBX	Gar: Y Ba: Y FP: Y
Co-List: CHRIS KAYNE	Co-List Ph: 248-895-3897	Cnt: CHRIS KAYN	Ph: 248-895-3897

Agent Only Remarks

TO SHOW PLEASE CALL 1-800-SHOWING. UTICA SCHOOLS. 4 LARGE BEDROOMS, RAISED ENTRY TO THE MASTER W/PAN CEILING, MAIN BATH HAS A TUB AND A SHOWER. BEAUTIFUL 1ST FLOOR KITCHEN WITH ISLAND AND GRANITE COUNTERS AND A FULL KITCHEN IN THE FINISHED BASEMENT. 2 FIREPLACES, 1 IN GR AND 1 IN THE BASEMENT. ENJOY THE SUMMER DAYS IN THE BEAUTIFUL SHANGRILA OF A BACKYARD. NOT A SHORT SALE OR BANKRUPTCY OR BANK OWNED.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK
Style: COLONIAL
Terms: CONV, FHA, VA, CASH
Cooling: CENTRAL

Architecture: 2-ST
Site Desc: WOODED
Heating: FRCD AIR
Water Heater: GAS

Construction Feat: PLATTED SUB
WaterFront Desc: No
Fuel Type: GAS
Fireplace Type: GRT RM, BSMNT, NATURAL, GAS

Interior Feat: CABLE AVL, HUMIDF, SMP PUMP, JETTED TUB, SECURITY ALARM (OWNED)
Appliances: STV, REF, DISHW, WASH, DRY, MICRO, DISPSL
Basement Type: FINISHED

Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH, BSM LAV
Garage: 3 CAR, ATT, SIDE ENTRY, DIRECT ACC, OPENER, 2ND GAR
Exterior Feat: PATIO, PORCH, SPRINKLR, OUTSD LGHT

Other Rooms: DINING RM, 1ST FL LAU, GREAT RM, LIBR/STDY, BRKFST RM
Foundation: BASEMENT

Road Frontage: PAVED

Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 9/14/2012
Sell Off. ID:

DOM: 64 N
Sell Off:

Sell Agt:

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586-751-0000 RALPH ROBERTS REALTY LLC
Languages: English
Server RCO7



Listing Information

#212072321Ad: 35636 SHOOK LN	RES PEND	ERTS/FS	\$ 79,900 S
T: CLINTON TWP 48035-3227	Map: M 8	Loc: N OFF SHOOK E HARPER	Area: 03111
Dir: N OFF OF SHOOK N. ONTO SHOOK LANE			Protect: 180
Lot Size: 63X176	Acr: 0.26	Front Ft: 63	BR: 3 Bath: 1
Prop ID: 1125354014	Sch: LANSE CREUSE		MBR: 12x10 E
Legal: 50-11-25-354-014 D 46 D67 TAUBITZ MANOR SUBN LOT 46.			BR2: 11x10 E
Tax: Sum: \$1,159 Win: \$860	Assoc. Fee: \$	Homestead: Y	BR3: 10x9 E
Year Built: 1966 Oth/Spc: YES			BR4:
Water Nm:	Adl Doc: N	Pos: IMMED	BR5:
Sq Ft: 1162 TBS:	FBS:	Src: PRD	BFT:
Soil Type:	% Wooded: 0	% Tillable: 0	% Tiled: 0
Comp Arr:	Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: N	Ownership: PRIVATE - OWNED	
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 7/13/2012	Short Sale: N
RALPH ROBERTS	Agt: 248-895-3897	Acc: APPT/LCKBX	Gar: Y Ba: Y FP: N
Co-List: CHRIS KAYNE	Co-List Ph: 248-895-3897	Cnt: CHRIS KAYN	Ph: 248-895-3897

Agent Only Remarks

TO SHOW CALL 1-800-SHOWING. LANSE CREUSE SCHOOLS. 3 BEDRM, 1.1 BATH BRICK RANCH W/FAMILY ROOM JUST 500 YARDS FROM HARRISON TWP. DEEP LOT, ATTACHED EXTRA DEEP GARAGE, NEWER ROOF. MIN 10% EMD FOR ALL CASH OFFERS, 5% FOR ALL OTHER OFFERS. EMD TO PAY: BE IN CERT FUNDS AND HELD BY LISTING OFFICE. MUST USE ATTACHED P/A FOR ALL OFFERS. CALL INT: LIST AGENT FOR ADDENDUM. MUST USE LENDER KNOWN TO LISTING OFFICE.

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CONV, FHA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Bath Desc: 1ST F BTH, MBR LAV	Garage: 1 CAR
Foundation: BASEMENT	Road Frontage: PAVED	Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 8/29/2012	DOM: 47 N
Sell Off. ID:	Sell Off:
	Sell Agt:

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 Languages: English
 Server RCO9



Listing Information

#212064807 Ad: 11009 23 MILE RD RES PEND ERTS/FS \$ 850 L
 T: SHELBY TWP 48316-4612 Map: C 16 Loc: N 23 MILE RD W VAN DYKE HWY Area: 03071
 Dir: VAN DYKE HWY TO 23 MILE RD WEST EXIT 1/4 MILE DOWN ON RIGHT Protect: 0
 Lot Size: 80 X 200 Acr: 0.83 Front Ft: 0 BR: 2 Bath: 1 Lavs: 1
 Prop ID: 0715452024 Sch: UTICA MBR: 16x11 E LR: 24x18 E
 Legal: L 285B4B1A B5A1A B5B1A 81 SPLIT & COMB, 92 SPLIT T3N R12E SEC 15 BR2: 10x15 E GR:
 COMM AT SE COR SEC 15, TH N 89 DEG 2' 42" W 2445 FT TO POB, TH
 Tax: Sum: \$1,241 Win: \$1,010 Assoc. Fee: \$ Homestead: N BR3: FR:
 Year Built: 1955 Oth/Spc: BR4: LB:
 Water Nm: Adl Doc: N Pos: 0 BR5: DR: 09x13 E
 Sq Ft: 1550 TBS: FBS: Src: PUB REC BFT: KT: 15x11 E
 Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0
 Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 6/23/2012 Short Sale: N
 BRYAN FLINT Agt: 586-222-8182 Acc: APPT/LCKBX Gar: N Ba: N FP: N
 Co-List: Co-List Ph: Cnt: SHOWINGTIM Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for the LC: N
 security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No DWP:
 landlord disputes or evictions please. Income is more important. Call Showingtime for all showings PAY:
 #800-746-9464. MUST Call Listing Agent or download for specific application and Steps. Listing Agent INT:
 to Prepare Lease. Pets under 20lbs ok. No Garage Included. TRM:

Features

Exterior: ALUMINUM Architecture: 1-ST Style: RANCH
 WaterFront Desc: No Terms: LEASE Heating: BASEBD, HOT WAT
 Fuel Type: OIL Cooling: 2+ WINDOW, 2+ CEIL Water Heater: GAS
 FAN
 Interior Feat: CABLE AVL, PETS ALLOWED Bath Desc: 1ST F BTH Other Rooms: FLORIDA RM, LIVING RM,
 Appliances: STV, REF, DISHW, MICRO, Garage: NO GARAGE LIBR/STDY
 DISPSL Foundation: CRAWL
 Exterior Feat: DECK Road Frontage: PAVED Water Sewer: SEW-SANIT

Pending Information

Pend Date: 7/23/2012 DOM: 30 N
 Sell Off. ID: Sell Off: Sell Agt:

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 Languages: English
 Server RCO10



Listing Information

#212060121Ad: 21409 SCOTIA LN	RES PEND	ERTS/FS	\$ 950 L
T: ROYAL OAK TWP 48220-2159	Map: A8 30 Loc: N 8 MILE RD E COOLIDGE	Area: 02259	
Dir: WOODWARD WEST TO 8 MILE RD TO MEYERS RD NORTH TO SCOTIA LN		Protect: 0	
Lot Size: 60X121	Acr: 0.2	Front Ft: 60	BR: 3 Bath: 1
Prop ID: 2532401017	Sch: OAK PARK		MBR: 13x11 E
Legal: T1N, R11E, SEC 32 NORTHLAND OAKS SUB LOT 1			BR2: 11x09 E
Tax: Sum: \$588 Win: \$1,669	Assoc. Fee: \$	Homestead: N	BR3: 10x10 E
Year Built: 1964	Oth/Spc:		BR4:
Water Nm:	Adl Doc: N	Pos: 0	BR5:
Sq Ft: 1075	TBS:	Src: PUB REC	BFT:
Soil Type:	% Wooded: 0	% Tillable: 0	% Tiled: 0
Comp Arr:	Sub Agency: Y .50%	Buyer Agency: Y .50%	Transaction Coord.: Y .50%
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 6/12/2012	Short Sale: N
BRYAN FLINT	Agt: 586-751-0000	Acc: APPT/LCKBX	Gar: N Ba: Y FP: N
Co-List:	Co-List Ph:	Cnt: SHOWINTIME	Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for the security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No landlord disputes or evictions please. Income is more important. Call Showingtime or all showings #800-746-9464. MUST Call Listing Agent or download for specific application and Steps. Listing Agent to Prepare Lease. Pets Negotiable with Pet Fee of \$250.00.

Features

Exterior: BRICK, STONE	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: LEASE	Heating: FRCD AIR
Fuel Type: GAS	Interior Feat: PETS ALLOWED	Bath Desc: 1ST F BTH, 1ST F LAV
Other Rooms: LIVING RM	Appliances: STV, REF, DISHW, WASH, DRY, DISPSL	Garage: NO GARAGE
Foundation: BASEMENT	Basement Type: UNFINISHED	Exterior Feat: FENCED
Road Frontage: PAVED	Water Sewer: MUN WAT	

Pending Information

Pend Date: 6/28/2012	DOM: 16 N	
Sell Off. ID:	Sell Off:	Sell Agt:

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Listing Information

#212052483Ad: 4310 LEROY CT
 T: WHITE LAKE TWP 48383-1461
 Dir: ORMOND TO JACKSON @ WHITE LAKE INN, TO LEROY
 Lot Size: 99F137B130R130L Acr: 0 Front Ft: 99 BR: 2 Bath: 1
 Prop ID: 1207160014 Sch: HURON VALLEY MBR: 12x10 E
 Legal: T3N, R8E, SEC 7 WHITE LAKE GROVE SUB N 1/2 OF LOT 42 & ALL OF LOT 43 BR2: 10x10 E
 Tax: Sum: \$2,463 Win: \$863 Assoc. Fee: \$ Homestead: N BR3:
 Year Built: 1940 Oth/Spc: YES BR4:
 Water Nm: Adl Doc: N Pos: IMMEDIAT BR5:
 Sq Ft: 1016 TBS: FBS: Src: PUB REC BFT: KT: 09x11 E
 Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0
 Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 5/22/2012 Short Sale: N
 BRYAN FLINT Agt: 586-222-8182 Acc: APPT/LCKBX Gar: Y Ba: N FP: N
 Co-List: Co-List Ph: Cnt: SHOWINTIME Ph: 800-SHOWING

Agent Only Remarks

Available JImmediately. Call Showingtime for all showings #800-Showing. 1st month's rent and up to 1.5 month's rent for the security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No landlord disputes or evictions please. Income is more important. MUST Call Listing Agent or download for specific application and Steps. Listing Agent to Prepare Lease. Pets Negotiable W/ Fee.

Features

Exterior: VINYL Architecture: 1-ST Style: RANCH
 WaterFront Desc: No Terms: LEASE Heating: FRCD AIR
 Fuel Type: GAS Bath Desc: 1ST F BTH Other Rooms: FLORIDA RM
 Appliances: STV, REF, DISHW, WASH, DRY, MICRO, DISPSL Garage: 1 CAR, ATT Foundation: CRAWL
 Road Frontage: GRAVEL Water Sewer: MUN WAT

Pending Information

Pend Date: 7/2/2012 DOM: 41 N
 Sell Off: ID: Sell Off: Sell Agt:

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Listing Information

#212044074Ad: 10754 GULLEY ST	RES PEND	ERTS/FS	\$ 59,900 S
C: TAYLOR 48180-3225	Map: P 15	Loc: N GODDARD W TELEGRAPH	Area: 05131
Dir: GODDARD TO WESTLAKE N TO MADDED W TO GULLEY			Protect: 15
Lot Size: 60X120	Acr: 0	Front Ft: 60	Lavs: 1
Prop ID: 60043040178000	Sch: TAYLOR	BR: 3 Bath: 1	LR: 14x16 E
Legal: 17P178 LOT 178 LANDMARK SUB NO. 2 T3S R10E L91 P16 TO 18 WCR		MBR: 12x10 E	GR:
Tax: Sum: \$1,866 Win: \$491	Assoc. Fee: \$	BR2: 10x09 E	FR: 12x16 E
Year Built: 1970 Oth/Spc: YES		BR3: 09x10 E	LB:
Water Nm:	Adl Doc: Y	BR4:	OR:
Sq Ft: 1238 TBS:	FBS:	BR5:	KT: 12x10 E
Soil Type:	% Wooded: 0	Src: ESTIMATED	
Comp Arr:	% Tillable: 0	% Tiled: 0	
Sub Agency: Y 3	Buyer Agency: Y 3	Ownership: PRIVATE - OWNED	
336321 RALPH ROBERTS REALTY LLC	Transaction Coord.: Y 3	LD: 5/1/2012	Short Sale: N
RALPH ROBERTS	586-751-0000	Acc: APPT/LCKBX	Gar: Y Ba: Y FP: Y
Co-List: WALID BAST	Agt: 586-751-0000	Cnt: SHOWNGTIME	Ph: 800SHOWING
	Co-List Ph: (734) 934-3498		

Agent Only Remarks

Fantastic quiet location! 3 bedroom brick ranch with a family room with fire place, formal living room and a full basement. 2 car attached garage, secluded & private back yard with privacy fence. Sold "as is", purchaser is responsible for all insp. & repairs if any. Refer to uploaded docs for offer instructions. All info is estimated.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CASH	Heating: FRCD AIR
Fuel Type: GAS	Water Heater: GAS	Fireplace Type: FAM RM
Bath Desc: 1ST F BTH, 1ST F LAV	Other Rooms: 1ST FL MBR, LIVING RM, FAMILY RM	Garage: 2 CAR, ATT
Foundation: BASEMENT	Basement Type: UNFINISHED	Exterior Feat: PATIO, FENCED, OUTSD LGHT
Road Frontage: PAVED	Water Sewer: MUN WAT	

Pending Information

Pend Date: 8/3/2012	DOM: 220 Y	
Sell Off: ID:	Sell Off:	Sell Agt:

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Listing Information

#212041986Ad: 9119 GARFIELD DR	RES PEND	ERTS/FS	\$ 110,000 S
T: NORTHFIELD TWP 48189-9273	Map: V 1	Loc: N ASH E LINCOLN	Area: 04041
Dir: EAST SHORE TO LAKEVIEW TO GARFIELD			Protect: 15
Lot Size: 120X100	Acr: 0.28	Front Ft: 120	Lavs: 1
Prop ID: B00205379033	Sch: WHITMORE LAKE	BR: 3 Bath: 2	LR: 17x12 E
Legal: ASSR REQUEST **FROM 0205379023 04/09/92 **FROM 0205379024		MBR: 12x14 U	GR:
04/09/92 **FROM 0205379025 04/09/92 **FROM 0205379026 04/09/92 NO		BR2: 13x10 U	
45-1			
Tax: Sum: \$861	Win: \$2,131	Assoc. Fee: \$	Homestead: Y
Year Built: 1992	Oth/Spc:		BR3: 13x10 U
Water Nm:	Adl Doc: Y	Pos: IMMED	FR: 14x15 E
Sq Ft: 2000	TBS:	Src: EST	LB: 10x10 E
Soil Type:	% Wooded: 0	% Tillable: 0	DR: 10x11 E
Comp Arr:	Sub Agency: Y 3	Buyer Agency: Y 3	KT: 09x09 E
336321 RALPH ROBERTS REALTY LLC		Transaction Coord.: Y 3	Ownership: PRIVATE - OWNED
RALPH ROBERTS		586-751-0000	LD: 4/26/2012
Co-List: WALID BAST		Agt: 586-751-0000	Short Sale: Y
		Co-List Ph: 734-934-3498	Gar: Y Ba: N FP: Y
		Cnt: WALID BAST	Ph: 734-934-3498

Agent Only Remarks

All showings call 1800SHOWING. Within walking distance to downtown Whitmore lake. Lake privileges to all sports whitmore lake. 3 bedroom, 2.5 baths. Kitchen opens to family room with a nice field stone fireplace, some wood floors, recess lighting & an open floor plan. Sold as is, purchaser is responsible for all insp. & repairs if any. all offers & commissions are subject to 3rd party approval. All info is estimated. 24 Hour notice to show.

Features

Exterior: VINYL	Architecture: 2-ST	Style: COLONIAL
WaterFront Desc: No	Terms: CONV, FHA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Cooling: CENTRAL	Water Heater: GAS
Fireplace Type: FAM RM	Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH	Garage: 2 CAR, ATT
Foundation: CRAWL	Road Frontage: GRAVEL	Water Sewer: WELL, SEW-SANIT

Pending Information

Pend Date: 7/30/2012	DOM: 95 N
Sell Off. ID:	Sell Off: Sell Agt:

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Selling Office
Listing Office

Sales Contract

1-1



Selling Office ERA Reardon Realty MLS BRKR# 653341265 Date 8-12-2012
Listing Office Ralph Roberts Realty LLC MLS BRKR# 653341265 Time 12:00 ☐ AM ☒ PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 9114 Garfield Dr
Whitmore Lake MI 48189-9273
Whitmore Lake County, Michigan, and legally described as:

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 80,000.
3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashier's check, or money order. The sale will be completed by the following method:

☐ CASH: Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
☒ NEW MORTGAGE: This agreement is contingent on Buyer's ability to obtain a(n) Conventional mortgage loan in the amount of \$ 80,000. Buyer will apply for the loan within 5 days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before , Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.

☐ LAND CONTRACT: Buyer will pay \$ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ or more, including annual interest of percent. Buyer will pay the entire balance, which may require a lump-sum payment, within years after closing.

☐ MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have 10 days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.

6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:

☐ NO PRORATION Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
Phone: (586)751-0000 Fax: (586)620-6469 Ralph Roberts

Untitled

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Listing Information

#212037880Ad: 49129 PENINSULAR DR
T: VAN BUREN TWP 48111-4977

RES PEND

Map: B 16

Loc: N W HURON RIV E
LINDAVISTA

ERTS/FS

\$ 254,900 S

Area: 05111

Dir: RAWSONVILLE TO HURON RIVER E TO MISSION POINTE

Lot Size: 80X130

Acr: 0.24

Front Ft: 80

BR: 4 Bath: 3

Protect: 15

Prop ID: 83079030078000

Sch: VAN BUREN

MBR: 17x15 U

Lavs: 1

Legal: *20678* LOT 78 MISSION POINTE ON THE LAKE SUB T3S R8E L 120 P 80 TO

BR2: 12x13 U

LR: 12x11 E
GR:

91 WCR-K-88.40

Tax: Sum: \$2,267 Win: \$1,394

Assoc. Fee: \$280 ANNUALLY

Homestead: Y

BR3: 15x12 U

FR: 15x14 E

Year Built: 2005 Oth/Spc: YES

BR4: 12x13 U

LB: 12x12 E

Water Nm:

Adl Doc: Y

Pos: IMMED

BR5:

DR: 11x13 E

Sq Ft: 3215

TBS:

FBS:

Src: PRO

BFT:

KT: 21x15 E

Soil Type:

% Wooded: 0

% Tillable: 0

% Tiled: 0

Comp Arr:

Sub Agency: Y 3

Buyer Agency: Y 3

Transaction Coord.: Y 3

Ownership: PRIVATE - OWNED

336321 RALPH ROBERTS REALTY LLC

586-751-0000

LD: 4/16/2012

Short Sale: Y

RALPH ROBERTS

Agt: 734-934-3498

Acc: APPT/LCKBX

Gar: Y Ba: Y FP: Y

Co-List: WALID BAST

Co-List Ph: (734) 934-

Cnt: WALID BAST

Ph: 734-934-3498

3498

Agent Only Remarks

2 show Call 800 SHOWING With room to roam & endless list of upgrades; Cherry cabinets, granite. MUST SEE!! Please refer to uploaded docs for offer instructions, offers & commissions are subject to 3rd party approval. Short sale negotiations are handled by special counsel on behalf of the estate. Purchaser is responsible for paying \$410 water meter installation fee in addition to ANY and ALL inspection fees. SOLD ABSOLUTELY AS IS.

LC: N

DWP:

PAY:

INT:

TRM:

Features

Exterior: BRICK

Architecture: 2-ST

Style: COLONIAL

WaterFront Desc: No

Terms: CONV, FHA, CASH

Heating: FRCD AIR

Fuel Type: GAS

Cooling: CENTRAL

Water Heater: GAS

Fireplace Type: GRT RM

Interior Feat: INTRCM, CABLE AVL, SMP PUMP,

Bath Desc: 1ST F LAV, 2ND

Other Rooms: DINING RM, 1ST FL LAU, REC.

JETTED TUB, SECURITY ALARM (OWNED)

F BTH, MBR BTH

RM, LIVING RM, FAMILY RM, LIBR/STDY

Garage: 3 CAR, ATT, OPENER, ELECT

Foundation: BASEMENT

Exterior Feat: DECK, SPRINKLR, OUTSD LGHT

Road Frontage: PAVED

Water Sewer: MUN WAT

Pending Information

Pend Date: 6/11/2012

DOM: 108 Y

Sell Off. ID:

Sell Off:

Sell Agt:

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586-751-0000 RALPH ROBERTS REALTY LLC

Languages: English

Server RCOB



REALTORS

Sales Contract

1-1



Selling Office RE/MAX DREAM PROPERTIES MLS BRKR# 367613 Date 04/17/2012
 Listing Office RALPH ROBERTS REALTY, LLC MLS BRKR# 336321 Time AM PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 49129 PENINSULAR DRIVE
VAN BUREN TWP, MI 48111-1477
WAYNE County, Michigan, and legally described as: *20G78* LOT 78 MISSION POINTE
ON THE LAKE SUB T3S R3E L 120 P 80 to 91 WGR-K-88.40

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____ . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 255,000.00
3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashiers check, or money order. The sale will be completed by the following method:

- ☐ CASH: Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
- ☒ **NEW MORTGAGE:** This agreement is contingent on Buyer's ability to obtain a(n) CONVENTIONAL mortgage loan in the amount of \$ 229,500.00 Buyer will apply for the loan within 5 days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before 06/15/12, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
- ☐ **LAND CONTRACT:** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
- ☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have 3 days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.
5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.
6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.
7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.
8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:
☐ **NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
 Phone: (586)751-0000 Fax: (586)620-6466 Ralph Roberts

Unfiled

5/9/12 1:07pm
 sent to buyer
 J. Hickman



Listing Information

# 212036765Ad: 8650 PAIGE AVE	RES PEND	ERTS/FS	\$ 24,900 S
C: WARREN 48089-1745	Map: D 2	Loc: N NINE MILE W HOOVER	Area: 03131
Dir: OFF LORRAINE			Protect: 180
Lot Size: 40X116	Acr: 0.11	Front Ft:	Lavs: 0
Prop ID: 1327385007	Sch: VAN DYKE	BR: 2 Bath: 1	LR: 12x10 E
Legal: PIPER'S VAN DYKE SUB NO 7 LOT 1589 L6 P80		MBR: 12x10 E	GR:
Tax: Sum: \$818 Win: \$43	Assoc. Fee: \$	BR2: 10x9 E	FR: 15x10 E
Year Built: 1959 Oth/Spc:		BR3:	LB:
Water Nm:	Adl Doc: N	BR4:	DR:
Sq Ft: 856 TBS:	FBS:	BR5:	KT: 11x8 E
Soil Type:	% Wooded: 0	Pos: 60	
Comp Arr:		Src: ESTIMATED	
Sub Agency: Y 1000 Buyer Agency: Y 1000 Transaction Coord.: Y 1000 Ownership: PRIVATE - OWNED		% Tillable: 0	
336321 RALPH ROBERTS REALTY LLC	586-751-0000	% Tiled: 0	
LANETTE LOUWERS	LD: 4/10/2012		
Co-List:	Agt: (586) 751-0000	Acc: APPT	Short Sale: N
	Co-List Ph:	Cnt: LANETTE	Gar: Y Ba: N FP: N
			Ph: 586 872 0331

Agent Only Remarks

THIS IS NOT A SHORT SALE OR BANK OWNED Very nice 2 bedroom vinyl ranch with oversized 2 1/2 LC: N
gar with remote opener. family room off kit could be possible 4th bed or formal dining. mostly DWP:
newer windows first floor laundry room. berber carpet Agents please call 1800-showing for all appts PAY:
no lock box owner occupied all measurments are estimate not actual INT:
TRM:

Features

Exterior: VINYL	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CONV, FHA, VA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Bath Desc: 1ST F BTH	Garage: 2 CAR
Foundation: CRAWL	Road Frontage: PAVED	Water Sewer: MUN WAT , SEW-SANIT

Pending Information

Pend Date: 9/26/2012	DOM: 169 N	
Sell Off. ID:	Sell Off:	Sell Agt:

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586-751-0000 RALPH ROBERTS REALTY LLC
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Listing Information

#212035188Ad: 368 N HARVEY ST	RES PEND	ERTS/FS	\$ 114,900 S
C: PLYMOUTH 48170-1223	Map: F 5	Loc: N PENNINMAN W N MILLS	Area: 05013
Dir: PENNINMAN TO CHURCH TO HARVEY			Protect: 15
Lot Size: 50X124	Acr: 0.14	Front Ft: 50	BR: 2 Bath: 1
Prop ID: 49005110100000	Sch: PLYMOUTH CANTON		MBR: 12x10 U
Legal: 26R100 LOT 100 ALSO W 1/2 ADJ VAC ALLEY KATE E ALLENS ADDITION TO		BR2: 10x11 U	LR: 12x18 E
PLYMOUTH VILLAGE TIS R8E L22 P54 WCR			GR:
Tax: Sum: \$3,200 Win: \$359	Assoc. Fee: \$	Homestead: Y	BR3:
Year Built: 1910 Oth/Spc:			BR4:
Water Nm:	Adl Doc: Y	Pos: IMMED	BR5:
Sq Ft: 840	FBS:	Src: PRD	DR: 10x12 E
Soil Type:	% Wooded: 0	% Tillable: 0	KT: 09x10 E
Comp Arr:	Sub Agency: Y 3	Buyer Agency: Y 3	Transaction Coord.: Y 3
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 4/9/2012	Ownership: PRIVATE - OWNED
RALPH ROBERTS	Agt: 734-934-3498	Acc: APPT/LCKBX	Short Sale: Y
Co-List: WALID BAST	Co-List Ph: (734) 934-3498	Cnt: WALID BAST	Gar: Y Ba: Y FP: N
			Ph: 734-934-3498

Agent Only Remarks

All showings call 1800SHOWING..Location...Location...potential galore. Great opportunity is this fixer upper within walking distance to down town Plymouth. Sold as is, purchaser is responsible for all inspections and repairs, seller WILL NOT make or pay for any repairs. Please refer to uploaded docs for offer instructions. All offers and commissions are subject to 3rd party approval. All info is estimated and must be verified.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: ALUMINUM
WaterFront Desc: No
Fuel Type: GAS
Foundation: BASEMENT

Architecture: 2-ST
Terms: CASH, FHA 203K
Bath Desc: 1ST F BTH
Road Frontage: PAVED

Style: COLONIAL
Heating: FRCD AIR
Garage: 1 CAR
Water Sewer: MUN WAT

Pending Information

Pend Date: 5/10/2012
Sell Off. ID:

DOM: 31 N
Sell Off:

Sell Agt:

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Sales Contract

1-1



Selling Office Ralph Roberts Realty, LLC MLS BRKR# _____ Date May 4, 2012
 Listing Office Coldwell Banker Weir Manual - Plymouth MLS BRKR# 195105 Time _____ AM _____ PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at City of Plymouth

Wayne County, Michigan, and legally described as: 368 N. Harvey Street
(Property ID: 49005110100000) (Legal: 26R100 LOT 100 ALSO W 1/2 ADJ VAC ALLEY KATE E ALLENS
ADDITION TO PLYMOUTH VILLAGE T1S R8E L22 P54 WCR)

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____ . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 115,000

3. **METHOD OF PAYMENT:** All monies must be paid by cash, certified check, cashier's check, or money order. The sale will be completed by the following method:

☒ CASH: Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.

NEW MORTGAGE: This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____, Buyer will apply for the loan within _____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.

☐ **LAND CONTRACT:** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.

☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within _____ days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have _____ days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain encroachments, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.

6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:

NO PRORATION Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/08

Ряды 1-4

Ralph H. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
Phone: (586)751-0000 Fax: (586)620-8465 Ralph Roberts

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United



Listing Information

# 212032250Ad: 4548 SEDONA DR	RES PEND	ERTS/FS	\$ 230,000 S
T: INDEPENDENCE TWP 48348-2268	Map: T 7	Loc: S INDIANWOOD E ESTON	Area: 02081
Dir: CLARKSTON RD TO N/ ON ESTON R/ ON SEDONA			Protect: 180
Lot Size: 139X240	Acr: 0	Front Ft:	Lavs: 1
Prop ID: 0801451010	Sch: LAKE ORION	BR: 4 Bath: 3	LR:
Legal: T4N, R9E, SEC 1 OAKLAND COUNTY CONDOMINIUM PLAN NO 938		MBR: 19x14 U	GR: 19x16 E
INDIANWOOD ESTATES UNIT 37 L 15379 P 381 10-23-95 FR 401-008 TO 011		BR2: 16x12 U	
Tax: Sum: \$2,675 Wln: \$1,015	Assoc. Fee: \$95 QUARTERLY	Homestead: Y	BR3: 13x12 U
Year Built: 1996	Oth/Spc:		BR4: 14x12 U
Water Nm:	Adl Doc: N	Pos: AT CLOSE	BR5:
Sq Ft: 3314	TBS: 0	Src: PRD	BFT: 14x09 E
Soil Type:	% Wooded: 0	% Tillable: 0	% Tiled: 0
Comp Arr:	Sub Agency: Y 3%	Buyer Agency: Y 3%	Transaction Coord.: Y 3%
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 3/29/2012	Ownership: PRIVATE - OWNED
RALPH ROBERTS	Agt: 586-751-0000	Acc: APPT	Short Sale: Y
Co-List: LANETTE LOUWERS	Co-List Ph: 586-751-0000	Cnt: DEBORAH	Gar: Y Ba: Y FP: Y
			Ph: 248.765.2139

Agent Only Remarks

Large 4 bed / 3 bath home in private sub. Built in pool. Hardwood floors. Cathedral ceiling, library. LL is partitioned and drywalled. Property is subject to highest / best and bankruptcy court approval. CCS waiting 3rd party approval / no showings

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: VINYL	Architecture: 2-ST	Style: VICTORIAN
WaterFront Desc: No	Terms: CONV, FHA, VA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Cooling: CENTRAL	Fireplace Type: GRT RM
Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH, OTHER	Garage: 3 CAR	Foundation: BASEMENT
Road Frontage: GRAVEL	Water Sewer: WELL, SEPTIC	

Pending Information

Pend Date: 4/23/2012	DOM: 25 N	
Sell Off. ID:	Sell Off:	Sell Agt:

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586-751-0000 RALPH ROBERTS REALTY LLC
Languages: English
Server RCOB



REALTORS

Sales Contract

H-1



Selling Office
Listing Office

Real Estate Gives

MLS BRKR#
MLS BRKR#

Date 4.2.2012
Time AM PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 4548 Sedona
Independence
Oakland County, Michigan, and legally described as: T4N, R9E, SEC1 OAKLAND
COUNTY CONDOMINIUM PLAN NO 938 INDIANWOOD ESTATES UNIT 371 15379P
381 10-23-95 FR 401-008 TO 011

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens; storm windows and doors; landscaping, fences, and walkways, if any; and See Addendum.

but does not include _____ . The property is purchased subject to existing ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 200,000 215,000
3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashiers check, or money order. The sale will be completed by the following method:

☐ CASH: Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
☒ **NEW MORTGAGE:** This agreement is contingent on Buyer's ability to obtain a(n) CONVEN mortgage loan in the amount of \$ 140,000 95%. Buyer will apply for the loan within 5 days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.

☐ **LAND CONTRACT:** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.

☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have _____ days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.

6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:

☒ **NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

Ralph R. Roberts Real Estate, LLC 12900 Hill Road Sterling Heights, MI 48026
Phone: (586) 751-0000 Fax: (586) 220-6469 Ralph Roberts

Unlimited

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Listing Information

#212029096Ad: 2095 YORKSHIRE RD	RES PEND	ERTS/FS	\$ 150,000 S
C: BIRMINGHAM 48009-5917	Map: AA 23 Loc: N MAPLE ROAD E ETON		Area: 02192
Dir: MAPLE TO ETON, NORTH ON ETON TO YORKSHIRE			Protect: 180
Lot Size: 75 X 149.69	Acr: 0	Front Ft: 75	BR: 3 Bath: 2
Prop ID: 2030453015	Sch: BIRMINGHAM		MBR: 12x11 E
Legal: T2N, R11E, SEC 30 EAST MAPLE GARDENS S 149.3 FT OF LOT 70			BR2: 10x10 E
Tax: Sum: \$3,299 Win: \$745	Assoc. Fee: \$	Homestead: Y	BR3: 11x10 E
Year Built: 1950 Oth/Spc: YES			BR4:
Water Nm:	Adl Doc: N	Pos: CLOSING	BRS:
Sq Ft: 1181 TBS:	FBS: 580	Src: PRD	BFT:
Soil Type:	% Wooded: 0	% Tillable: 0	% Tiled: 0
Comp Arr:	Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED		
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 3/22/2012	Short Sale: Y
RALPH ROBERTS	Agt: 586-549-9346	Acc: APPT	Gar: Y Ba: Y FP: N
Co-List: BUNNY MONTI	Co-List Ph: 586-751-0000	Cnt: BUNNY MONT	Ph: 586-549-9346

Agent Only Remarks

Charming ranch in popular area with attached 1-car garage, natural fireplace and bay window in living room overlooking tree lined street, 3 bedrooms and 2 full baths, perfect starter home! All room dimensions are approximate and subject to buyer inspection. All showings scheduled through 1-800-showing.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CONV, FHA, VA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Interior Feat: CABLE AVL	Bath Desc: 1ST F BTH, BSM BTH
Garage: 1 CAR, ATT, OPENER	Foundation: BASEMENT	Basement Type: UNFINISHED
Exterior Feat: PORCH	Road Frontage: PAVED, PUBLIC SIDEWALK	Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 3/23/2012	DOM: 8 Y
Sell Off. ID:	Sell Off:
	Sell Agt:

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586-751-0000 RALPH ROBERTS REALTY LLC
Languages: English
Server RCO9



REALTORS

Selling Office Coldwell Banker
Listing Office RALPH ROBERTS REALTY

Sales Contract

MLS BRKR#
MLS BRKR#

Date 3/5/12
Time 5:30 ☐ AM ☒ PM

1-1



1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 2095 YORKSHIRE
BIRMINGHAM 48009
DAKLAND County, Michigan, and legally described as: SEC 30 EAST MAPLE
GARDENS S 149.3 FT OF LOT 70

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum (SHORT SALE)

but does not include _____ . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 150,000.00
3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashier's check, or money order. The sale will be completed by the following method:
- ☒ **CASH:** Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
- ☐ **NEW MORTGAGE:** This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____. Buyer will apply for the loan within _____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
- ☐ **LAND CONTRACT:** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
- ☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.
4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within _____ days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have _____ days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.
5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.
6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.
7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.
8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:
- ☒ **NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

Ralph S. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
Phone: (586)731-0000 Fax: (586)620-6469 Ralph Roberts

Untitled

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Listing Information

#212027523Ad: 4251 JOLIET AVE	RES PEND	ERTS/FS	\$ 750 L
C: WARREN 48091-4465	Map: B 2	Loc: S 10 MILE RD E RYAN RD	Area: 03131
Dir: RYAN S OF 10 MILE TO E ON JOLIET			Protect: 120
Lot Size: 35 X 128	Acr: 0	Front Ft: 35	BR: 3 Bath: 1
Prop ID: 1329151030	Sch: FITZGERALD		MBR: 12x09 E
Legal: JOHN S KONCZALS RYAN PARK SUB LOT 66 EXC E 2.5 FT. L.9 P.4			BR2: 10x09 E
Tax: Sum: \$1,742 Win: \$56	Assoc. Fee: \$	Homestead: N	BR3: 09x09 E
Year Built: 1962 Oth/Spc: YES			BR4:
Water Nm:	Adl Doc: N	Pos: 0	BR5:
Sq Ft: 918 TBS:	FBS:	Src: PUB REC	BFT:
Soil Type:	% Wooded: 0	% Tillable: 0	% Tiled: 0
Comp Arr:	Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50%	Ownership: PRIVATE - OWNED	
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 3/18/2012	Short Sale: N
BRYAN FLINT	Agt: 586-222-8182	Acc: APPT/LCKBX	Gar: Y Ba: N FP: N
Co-List:	Co-List Ph:	Cnt: SHOWINTIME	Ph: 800-SHOWING

Agent Only Remarks

Call Showingtime for all showings #800-Showing. 1st month's rent and up to 1.5 month's rent for the security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No landlord disputes or evictions please. Income is more important. Call Washer and Dryer not included with Lease. MUST Call Listing Agent or download for specific application and Steps. Listing Agent to Prepare Lease. Pets Negotiable with Pet Fee of \$250.00.

Features

Exterior: VINYL	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: LEASE	Heating: FRCD AIR
Fuel Type: GAS	Interior Feat: PETS ALLOWED	Bath Desc: 1ST F BTH
Other Rooms: LIVING RM	Appliances: STV, REF, DISHW, WASH, DRY, DISPSL	Garage: 1 CAR, DET
Foundation: SLAB	Exterior Feat: FENCED	Road Frontage: GRAVEL
Water Sewer: MUN WAT		

Pending Information

Pend Date: 6/1/2012	DOM: 75 N	
Sell Off. ID:	Sell Off:	Sell Agt:

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 Languages: English
 Server RCO10



Listing Information

#212024977Ad: 3232 INDIAN LAKE RD	RES PEND	ERTS/FS	\$ 220,000 S
T: ADDISON TWP 48370-3008	Map: 2 6	Loc: N CONKLIN E LAPEER ROAD	Area: 02041
Dir: LAPEER ROAD TO INDIAN LAKE ROAD, E/O INDIAN LAKE ROAD			Protect: 180
Lot Size: IRR	Acr: 3.08	Front Ft: 100	BR: 3 Bath: 2
Prop ID: 0531426010	Sch: LAKE ORION		MBR: 22x12 E
Legal: T5N, R11E, SEC 31 GRAMPIAN HEIGHTS SUB PART OF LOT 1 BEG AT SW LOT		BR2: 16x12 E	LR:
COR, TH N 14-42-23 W 521.79 FT, TH N 75-17-37 E 265.95 FT, TH			GR: 22x23 E
Tax: Sum: \$2,460 Win: \$1,169	Assoc. Fee: \$	Homestead: Y	BR3: 14x13 E
Year Built: 1969 Oth/Spc: YES			BR4:
Water Nm:	Adl Doc: N	Pos: CLOSING	BR5:
Sq Ft: 2776	TBS:	FBS: 924	BFT:
Soil Type:	% Wooded: 0	% Tillable: 0	% Tiled: 0
Comp Arr:	Sub Agency: Y 3%	Buyer Agency: Y 3%	Transaction Coord.: Y 3%
Ownership: PRIVATE - OWNED			
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 3/11/2012	Short Sale: Y
RALPH ROBERTS	Agt: 586-549-9346	Acc: APPT/LCKBX	Gar: Y Ba: Y FP: Y
Co-List: BUNNY MONTI	Co-List Ph: 586-751-0000	Cnt: BUNNY MONT	Ph: 586-549-9346

Agent Only Remarks

Spectacular views from this builder's custom 3 BR 2.5 bath home, studio space above. garage, walkout bsmt., hardwd floors, custom millwork and details throughout home, pond on property, lake view from front, beautiful landscaping, needs some work, dream home potential, all room dimensions are approximate and subject to buyer insp. All showings scheduled through 1-800-showing

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: CEDAR, STONE	Architecture: 2-ST	Style: OTHER
Site Desc: IRREG, WOODED, LAKE VIEW	WaterFront Desc: LK/RVR PRV, POND	Terms: CONV, FHA, VA, CASH
Heating: FRCD AIR, RADIANT	Fuel Type: GAS	Cooling: CENTRAL, CEIL FAN
Water Heater: GAS	Fireplace Type: GRT RM, DR, GAS	Interior Feat: CABLE AVL, CENT VAC, AIR CLEANR, HUMIDE, PETS ALLOWED, JETTED TUB, WATER SOFTENER (OWNED), SECURITY ALARM (OWNED)
Bath Desc: 1ST F BTH, 1ST F LAV, MBR	Other Rooms: DINING RM, 1ST FL LAU, BUTLERS PANTRY	Appliances: STV, REF, DISHW, MICRO, DISPSL
Garage: 2 CAR, ATT, OPENER	Foundation: BASEMENT	Basement Type: FINISHED, WALKOUT
Buildings: SHED	Exterior Feat: DECK, PORCH, OUTSD LGHT, SAT DISH	Road Frontage: GRAVEL
Water Sewer: WELL, SEPTIC		

Pending Information

Pend Date: 5/17/2012	DOM: 67 N
Sell Off. ID:	Sell Off:
	Sell Agt:



Listing Information

#212023844Ad: 623 PARK ST
 C: BIRMINGHAM 48009-3405
 Dir: NORTH OF MAPLE, WEST OF WOODWARD
 Lot Size: 129X159 Acr: 0 Front Ft: 129 BR: 5 Bath: 6
 Prop ID: 1925329019 Sch: BIRMINGHAM MBR: 19x20 U LR: 17x15 E
 Legal: T2N, R10E, SEC 25 ASSESSOR'S PLAT NO 29 PART OF LOT 69, ALSO ALL OF BR2: 18x13 U GR:
 LOTS 70 & 71 ALL DESC AS BEG AT SELY COR OF 'SD' LOT 71, TH
 Tax: Win: \$3,706 Assoc. Fee: \$ Homestead: Y BR3: 14x18 U FR: 17x23 E
 Sum: \$24,916
 Year Built: 2006 Oth/Spc: YES BR4: 13x17 U LB: 16x16 E
 Water Nm: Adl Doc: Y Pos: AT CLOSE BR5: 12x22 U DR: 18x15 E
 Sq Ft: 5933 TBS: FBS: Src: PRD BFT: KT: 15x16 E
 Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0
 Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: OTHER/SEE REMARKS
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 3/7/2012 Short Sale: Y
 RALPH ROBERTS Agt: 586-751-0000 Acc: APPT/LCKBX Gar: Y Ba: Y FP: Y
 Co-List: DEBORAH LEE BJORKLY Co-List Ph: 586-751- Cnt: DEBORAH Ph: 248-765-2139
 0000

Agent Only Remarks

This listing is court ordered for sale through the Bankruptcy Trustee. Home subject to Bankruptcy court approval/highest best offer. Offer pending 3rd party approval / No showings

LC: N
 DWP:
 PAY:
 INT:
 TRM:

Features

Exterior: BRICK, STONE Architecture: 2-ST Style: TUDOR
 WaterFront Desc: No Terms: CONV, FHA, VA, CASH Heating: FRCD AIR
 Fuel Type: GAS Cooling: CENTRAL Water Heater: GAS
 Fireplace Type: LIV RM, FAM RM, Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH, MBR Garage: 3 CAR, ATT, SIDE ENTRY, OPENER
 MBR, GAS LAV, OTHER
 Foundation: BASEMENT Basement Type: FINISHED Road Frontage: PAVED
 Water Sewer: SEW-SANIT

Pending Information

Pend Date: 4/23/2012 DOM: 47 N
 Sell Off: ID: Sell Off: Sell Agt:

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 Server RCO10



Listing Information

#212022508Ad: 25688 FERN ST	RES PEND	ERTS/FS	\$ 18,900 S
C: ROSEVILLE 48066-3610	Map: G 3	Loc: N 10 MILE E HAYES	Area: 03171
Dlr: N OFF OF 10 MILE			Protect: 180
Lot Size: 40X40X145X145	Acr: 0	Front Ft: 40	BR: 2 Bath: 1
Prop ID: 1419330006	Sch: ROSEVILLE		MBR: 12x10 E
Legal: PLEASURE PARK #1 LOT 107			BR2: 10x9 E
Tax: Sum: \$1,153 Win: \$569	Assoc. Fee: \$	Homestead: N	BR3:
Year Built: 1940 Oth/Spc: YES			BR4:
Water Nm:	Adl Doc: N	Pos: IMMED	BR5:
Sq Ft: 900 TBS:	FBS:	Src: OLD LISTIN	BFT:
Soil Type:	% Wooded: 0	% Tillable: 0	% Tiled: 0
Comp Arr:	Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED		
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 3/4/2012	Short Sale: N
RALPH ROBERTS	Agt: 248-895-3897	Acc: APPT/LCKBX	Gar: N Ba: N FP: N
Co-List: CHRIS KAYNE	Co-List Ph: 248-895-3897	Cnt: CHRIS KAYN	Ph: 248-895-3897

Agent Only Remarks

CASH ONLY. NO FURNACE. TO SCHEDULE A SHOWING PLEASE CALL THE APPOINTMENT CENTER @ 1-LC: N 800-SHOWING. 2 BEDROOM 1 BATH RANCH IN A QUIET NEIGHBORHOOD. POSSIBLE SLEEPING AREA OFF OF 2ND BEDROOM. WALKING DISTANCE TO EVERYTHING. GREAT RENTAL PROPERTY. CASH OFFER REQUIRES 10% EMD TO BE HELD BY LISTING OFFICE, CERTIFIED FUNDS.

DWP:
PAY:
INT:
TRM:

Features

Exterior: ALUMINUM
WaterFront Desc: No
Fuel Type: GAS
Garage: NO GARAGE
Water Sewer: MUN WAT , SEW-SANIT

Architecture: 1-ST
Terms: CASH
Water Heater: GAS
Foundation: CRAWL

Style: RANCH
Heating: FRCD AIR
Bath Desc: 1ST F BTH
Road Frontage: PAVED

Pending Information

Pend Date: 9/17/2012
Sell Off. ID:

DOM: 441 Y
Sell Off:

Sell Agt:

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Listing Information

#212017209Ad: 32239 GROAT BLVD	RES PEND	ERTS/FS	\$ 144,900 S
T: BROWNSTOWN TWP 48173-8635	Map: S 26	Loc: S WOODRUFF W JEFFERSON	Area: 05173
Dir: JEFFERSON TO WOODRUFF TO DAY LILLY			Protect: 15
Lot Size: 80X127	Acr: 0.23	Front Ft: 80	Lavs: 1
Prop ID: 70152010043000	Sch: GIBALTAR	BR: 4 Bath: 2	LR: 17x16 E
Legal: 11C 43 T5S UNIT 43 WAYNE COUNTY CONDO SUB PLAN 474 AKA RIVER VALLEY L29824 P2909-2976		MBR: 17x14 U	GR:
Tax: Sum: \$1,833 Win: \$1,790	Assoc. Fee: \$	BR3: 11x12 U	FR: 20x22 E
Year Built: 2002 Oth/Spc: YES	Homestead: Y	BR4: 11x12 U	LB:
Water Nm:	Pos: IMMED	BR5:	DR: 17x16 E
Sq Ft: 2616 TBS:	Src: PRD	BFT:	KT: 14x20 E
Soil Type:	% Wooded: 0	% Tilled: 0	
Comp Arr:	Sub Agency: Y 3	Buyer Agency: Y 3	Transaction Coord.: Y 3
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 2/17/2012	Ownership: PRIVATE - OWNED
RALPH ROBERTS	Agt: 734-934-3498	Acc: APPT/LCKBX	Short Sale: Y
Co-List: WALID BAST	Co-List Ph: (734) 934-3498	Cnt: SHOWNGTIME	Gar: Y Ba: Y FP: Y
			Ph: 800SHOWING

Agent Only Remarks

click on schedule a showing. sharp 4 bedroom, 2.5 baths newer construction. Formal dining and living room, spacious kitchen with dining area, huge Family Room & more. Must see! Please refer to uploaded docs for offer instructions. Sold AS IS, purchaser is responsible for all insp. & repairs if any. Offers subject to 3rd party approval, negos handled by special counsel on behalf of estate for quick turn around.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK, VINYL	Architecture: 2-ST	Style: COLONIAL
WaterFront Desc: No	Terms: CONV, CASH	Heating: FRCD AIR
Fuel Type: GAS	Cooling: CENTRAL	Water Heater: GAS
Fireplace Type: FAM RM	Bath Desc: 1ST F BTH, 1ST F LAV, 2ND F BTH, MBR BTH	Other Rooms: DINING RM, LIVING RM, FAMILY RM
Garage: 2 CAR, ATT, OPENER, ELECT	Foundation: BASEMENT	Basement Type: UNFINISHED
Exterior Feat: SPRINKLR	Road Frontage: PAVED	Water Sewer: MUN WAT

Pending Information

Pend Date: 3/2/2012	DOM: 56 Y
Sell Off. ID:	Sell Off:
	Sell Agt:

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Languages: English
Server RCO10



REALTORS

Sales Contract

1-1



Selling Office REAL ESTATE ONE

Listing Office _____

MIS BRKR# 329740 Date 2/25/12

MIS BRKR# 329740

Time 2:01 ☐ AM ☒ PM

1. PROPERTY DESCRIPTION Buyer agrees to buy from Seller the property located at 32239 GREAT BLVD.

WAYNE County, Michigan, and legally described as: RIVER VALLEY L2924
P2909-2476
70152010043000

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____, The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. SALES PRICE The sales price is \$ 120,000 2.125 mil
3. METHOD OF PAYMENT All monies must be paid by cash, certified check, cashier's check, or money order. The sale will be completed by the following method:

☒ CASH: Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.

☐ NEW MORTGAGE: This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____. Buyer will apply for the loan within _____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.

☐ LAND CONTRACT: Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.

☐ MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. TITLE INSURANCE Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within _____ days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have _____ days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. SURVEY/SITE INVESTIGATION All matters related to but not limited to zoning, soil borings, matters of survey, wet permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.

6. PROPERTY INSURANCE Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. CLOSING COSTS Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. TAXES AND ASSESSMENTS Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:

☐ NO PRORATION Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
Phone: (586)751-0000 Fax: (586)620-6469 Ralph Roberts

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Unfiled



Listing Information

#212011888Ad: 47806 PAVILLON RD	RES PEND	ERTS/FS	\$ 279,900 S
T: CANTON TWP 48188-6288	Map: B 10	Loc: S CHERRY HILL W BECK	Area: 05071
Dir: SOUTH ON BECK TO TORRINGTON PARK WEST TO PAVILLON			Protect: 15
Lot Size: IRREG	Acr: 0	Front Ft:	Lavs: 1
Prop ID: 71077020253000	Sch: PLYMOUTH CANTON	BR: 4 Bath: 3	LR: 20x18 E
Legal: 20B253 LOT 253 FAIRWAYS WEST SUB NO. 2 T2S R8E L112 P56 TO 68 WCR		MBR: 20x16 U	GR: 22x20 E
Tax: Sum: \$2,823 Win: \$2,971	Assoc. Fee: \$400 ANNUALLY	BR2: 14x16 U	FR:
Year Built: 1997	Oth/Spc:	BR3: 14x12 U	LB: 14x12 E
Water Nm:	Adl Doc: Y	BR4: 12x12 U	DR: 14x12 E
Sq Ft: 3386	FBS:	BR5:	KT: 14x20 E
Soil Type:	% Wooded: 0	BFT:	
Comp Arr:	% Tillable: 0	% Tiled: 0	
Sub Agency: Y 3	Buyer Agency: Y 3	Ownership: PRIVATE - OWNED	
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 2/3/2012	Short Sale: Y
RALPH ROBERTS	Agt: 734-934-3498	Acc: APPT/LCKBX	Gar: Y Ba: Y FP: Y
Co-List: WALID BAST	Co-List Ph: (734) 934-3498	Cnt: WALID BAST	Ph: 800 SHOWING

Agent Only Remarks

Showings thru showing desk. Almost 3400 Sq. Ft. of living space. Open concept. Grand foyer, vaulted ceilings thru out. Formal living & dining rooms, great room w/f/p, huge kitchen w/dining area, too many magnificent features to mention. Offers & comms R subject to 3rd party approval. Short sale is handled by special counsel on behalf of the estate. Quick turn around. Refer to uploaded docs 4 offer instructions.

Features

Exterior: BRICK	Architecture: 2-ST	Style: COLONIAL
WaterFront Desc: No	Terms: CONV, FHA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Cooling: CENTRAL	Water Heater: GAS
Fireplace Type: LIV RM, OTHER	Bath Desc: 1ST F LAV, 2ND F BTH, BSM BTH	Other Rooms: DINING RM, 1ST FL LAU, LIVING RM, GREAT RM, LIBR/STDY
Garage: 3 CAR, ATT, OPENER, ELECT	Foundation: BASEMENT	Exterior Feat: PATIO, SPRINKLR, OUTSD LGHT
Road Frontage: PAVED	Water Sewer: MUN WAT	

Pending Information

Pend Date: 6/11/2012	DOM: 154 Y	
Sell Off: ID:	Sell Off:	Sell Agt:

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified.
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Generated by LISA PEARCY on Friday, September 28, 2012
586-751-0000 RALPH ROBERTS REALTY LLC
Languages: English
Server RCO8

1812 MIDDLEBELT
GARDEN CITY, MI 48135

FAX (734) 525-1311
(734) 525-7900



CENTURY 21 CASTELLI
"EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED"

OFFER TO PURCHASE
REAL ESTATE

1. The undersigned hereby offers and agrees to purchase the following land situated in the TOWNSHIP of CANTON County, Michigan, legally described as follows: 208253 LOT 262 PARKWAY WEST SUB NO. 2 T38 commonly known as 47806 HAYVEEN together with all fixtures, improvements and appurtenances, including all built-in equipment, shelving, cabinets, fireplace enclosure, screens, gas log, grate, and gas attachment, all lighting fixtures and ceiling fans, attached carpeting, all window treatments, shades, curtains and drapery rods, attached mirrors, television antennas, rotor and controls, storm doors, storm windows and screens, awnings, garage door opener and transmitters, water softener (rental units excluded), security system (rental units excluded), central vacuum and attachments, attached humidifier, landscaping, gas, oil and mineral rights, if any, now in or on the premises, and and to pay therefor the sum of Two Hundred Fifty Thousand Dollars (\$250,000)

subject to the existing building and use restrictions, easements and zoning ordinances, if any, upon the following conditions:
THIS SALE TO BE CONSUMMATED BY PARAGRAPH A (C) CASH SALE OR CHECK BOX WHICH APPLIES:

☐ A. CASH SALE: Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made by cashier's check.
☒ B. CASH SALE WITH NEW MORTGAGE: Delivery of the usual Warranty Deed conveying a marketable title. Payment of the purchase money is to be made by cashier's check. This Agreement is contingent upon the Purchaser being able to secure a CONVENTIONAL mortgage in the amount of \$ 225,000 and pay \$ 25,000 down plus mortgage costs, prepaid items and adjustments in cash. Purchaser agrees to apply for such mortgage at his/her own expense within 7 calendar days from Seller's acceptance of this Agreement. Purchaser agrees to promptly comply with lender's request from information required to process the loan application. If a firm commitment for such mortgage cannot be obtained within 45 calendar days from date of Seller's acceptance, this Agreement can be declared null and void at Seller's written option and the deposit shall be returned upon execution of mutual release.

APPLICABLE TO FHA OR VA SALES ONLY: See attached RIANA Addendum.
☐ C. SALE TO EXISTING MORTGAGE: See attached Sale to Existing Mortgage Addendum.
☐ D. SALE ON LAND CONTRACT: See attached Land Contract Sale Addendum.

2. The Sellers shall deliver and the Purchaser shall accept possession of said property, subject to the rights of present tenants, if any. If the Seller occupies the property, it shall be vacated on or before THIRTY days after closing. From the day after date of closing through and including the date of vacating the property as agreed, SELLER SHALL PAY the sum of \$ per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ as security for said occupancy charge, paying to the Purchaser the amount due and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker. Broker has no obligation (implied or otherwise) for seeking that the premises are vacated on the date specified or for the condition of the premises. Broker is only acting as an escrow agent for holding of the occupancy deposit.

3. The Broker is hereby authorized to present this offer. The deposit of Seven Thousand Five Hundred Dollars (\$7,500) in the form of a CHECK shall be held by RALPH REALTY in accordance with the rules and regulations of the Michigan Department of Consumer and Industry Services and applies to the purchase price upon consummation of sale or will be returned to Purchaser if offer is declined by Seller. DEPOSIT IS DUE UPON COMPLETION OF PRIVATE INSPECTION IF APPLICABLE.

4. Upon acceptance of this agreement by the Seller and conveyance of title in the condition required herein, the Seller and Purchaser agree to consummate the sale on or before See Addendum.

5. AGENCY: Purchaser and Seller hereby acknowledge that the selling broker/sales associates are acting in the capacity of: (CHECK ONE ONLY)
☐ Seller's Agent ☒ Buyer's Agent ☐ Dual Agent ☐ Transaction Coordinator

6. LEAD-BASED PAINT: (SELLER AND PURCHASER TO INITIAL PARAGRAPHS WHICH APPLY)

U.S.P. Seller represents and the Purchaser acknowledges that the housing on the above described property was constructed after 12/31/77 and hereby is exempt under 42 U.S.C. 4852(d) (the lead-based paint disclosure regulations).
Seller represents and the Purchaser acknowledges that the housing on the above described property was constructed before 12/31/77. Purchaser acknowledges that prior to signing this Agreement of Sale, Purchaser has received and reviewed a copy of the Lead-Based Paint Seller's Disclosure Form completed by the Seller on 20, the terms of which are incorporated herein by reference.

Purchaser shall have a 10 day opportunity after the date of this Agreement to conduct an inspection of the property for the presence of lead-based paint and/or lead-based hazards (Federal regulations require a 10-day period or other mutually agreed upon period of time). If Purchaser is not satisfied with the results of this inspection, upon notice from Purchaser to Seller within this period, this Agreement shall terminate and any deposit shall be refunded to Purchaser.

Purchaser hereby waives his/her opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

7. ADDITIONAL DOCUMENTS ATTACHED: The following are attached hereto and are made a part hereof (CHECK ALL WHICH APPLY)

<input checked="" type="checkbox"/> Seller's Disclosure Statement	<input type="checkbox"/> 72 Hour Contingency Agreement	<input type="checkbox"/> Sale to Existing Mortgage Addendum	<input type="checkbox"/> Addendum to Agreement of Sale
<input checked="" type="checkbox"/> Lead-Based Paint Seller's Disclosure	<input type="checkbox"/> Condominium Addendum	<input type="checkbox"/> Land Contract Sale Addendum	<input type="checkbox"/>
<input type="checkbox"/> RIANA Addendum	<input checked="" type="checkbox"/> Notice of Buyer Agency	<input type="checkbox"/> Swimming Pool Addendum	<input type="checkbox"/>
<input type="checkbox"/> FHA Agreement of Sale Addendum	<input type="checkbox"/> Dual Agency Agreement	<input type="checkbox"/> Private Road Addendum	<input type="checkbox"/>

GENERAL CONDITIONS of sale printed on reverse side are incorporated and made a part hereof.

ADDITIONAL CONDITIONS, if any: SEE U112 P56 TO F58C

Subject to Short Sale Approval

PURCHASER'S SIGNATURE AND ACKNOWLEDGEMENT OF RECEIPT: Purchaser acknowledges the receipt of a copy of this document.

2-9-12
PURCHASER: Barbara D. Stelmach
WITNESSES: Barbara D. Stelmach Barbara D. Stelmach

SELLER'S ACCEPTANCE OF AGREEMENT OF SALE: The undersigned Seller accepts this offer and acknowledges receipt of a copy of this Agreement of Sale. Seller further agrees that RALPH ROBBINS, JR. and CENTURY 21 CASTELLI, INC. AS AUTHORIZED Broker(s) has/have procured said Agreement and has/have brought about this sale and hereby elects that no further offers be presented after acceptance of this Agreement of Sale. Seller further agrees to pay Broker(s), for services rendered, a commission as set forth in the listing agreement, for the sale of the property. If sale is not consummated for any reason not attributable to Broker(s) and deposit is forfeited, Broker(s) may retain on a non-refundable basis (not to exceed the full commission) in full payment for services rendered.

WITNESSES: Barbara D. Stelmach Barbara D. Stelmach
DATE: 2-9-12
PURCHASER'S ACKNOWLEDGEMENT OF RECEIPT: The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance.
WITNESSES: Barbara D. Stelmach Barbara D. Stelmach

This contract is for use by Realcomp subscribers. Use by any other party is illegal and voids the contract.

Instant
Forms

Pending Short Sales

7201 Alpine View

22129 Boulder

3484 Eagle

37759 Evergreen

9119 Garfield

32239 Groat

368. N Harvey

35530 Lancashire

299 Park Island

47806 Pavillon

49129 Peninsular

47576 Pine Creek

4548 Sedona

35528 Tall Oaks

2095 Yorkshire



1-1



Sales Contract

Selling Office REMAX SUBURBAN MLS BRKR# 603 Date March 6, 2012
 Listing Office RALPH ROBERTS REALTY MLS BRKR# _____ Time _____ ☐ AM ☒ PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 37759 Evergreen Drive
Sterling Heights, Macomb
 _____ County, Michigan, and legally described as: Lot 220 Parkway Estates Subdivision

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____. The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 95,000.00.
3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashiers check, or money order. The sale will be completed by the following method:
- ☒ **CASH:** Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
- ☐ **NEW MORTGAGE:** This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____. Buyer will apply for the loan within _____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
- ☐ **LAND CONTRACT:** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
- ☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.
4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have 5 days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.
5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.
6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.
7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.
8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:
- ☐ **NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

A/C

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
 Phone: (586)751-0000 Fax: (586)620-6469 Ralph Roberts

Untitled

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com



REAL ESTATE
REALTORS

Sales Contract

1-1



Selling Office LYNN C. I. R., Inc.
Listing Office LYNN C. I. R., Inc.

MLS BRKR# 6505311741
MLS BRKR# _____

Date _____ Time _____ ☐ AM ☐ PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 47576 Pine Creek Ct.
Westville, MI 48385
County, Michigan, and legally described as: Property ID# 7203660000
Lot 5 Pine Creek Estates 715 Ave. Lot P & E TO 730000

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades, awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any, and AWN

but does not include _____ The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 235,000.00
3. **METHOD OF PAYMENT** All monies must be paid by cash, verified check, cashier's check, or money order. The sale will be completed by the following method:

- ☒ **CASH** Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
- ☐ **NEW MORTGAGE** This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____ Buyer will apply for the loan within _____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
- ☐ **LAND CONTRACT** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
- ☐ **MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT**: If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 10 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have _____ days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permit, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or in an attached addendum.

6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:
☐ **NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

Ralph K. Roberts Real Estate, LLC (2900 Hall Road Sterling Heights, MI 48026)
Phone: (586) 731-0000 Fax: (586) 620-6469 Ralph Roberts

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Limit: 01